

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Magnolia /11
Previous Physical Inspection: 2000

Sales - Improved Summary:

Number of Sales: 646
 Range of Sale Dates: 1/2002 - 11/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$201,700	\$248,500	\$450,200	\$479,900	93.8%	13.16%
2004 Value	\$209,300	\$258,500	\$467,800	\$479,900	97.5%	13.16%
Change	+\$7,600	+\$10,000	+\$17,600		+3.7%	0.00%
% Change	+3.8%	+4.0%	+3.9%		+3.9%	0.00%

*COV is a measure of uniformity; the lower the number the better the uniformity.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$221,800	\$252,300	\$474,100
2004 Value	\$230,200	\$262,700	\$492,900
Percent Change	+3.8%	+4.1%	+4.0%

Number of one to three unit residences in the Population: 6047

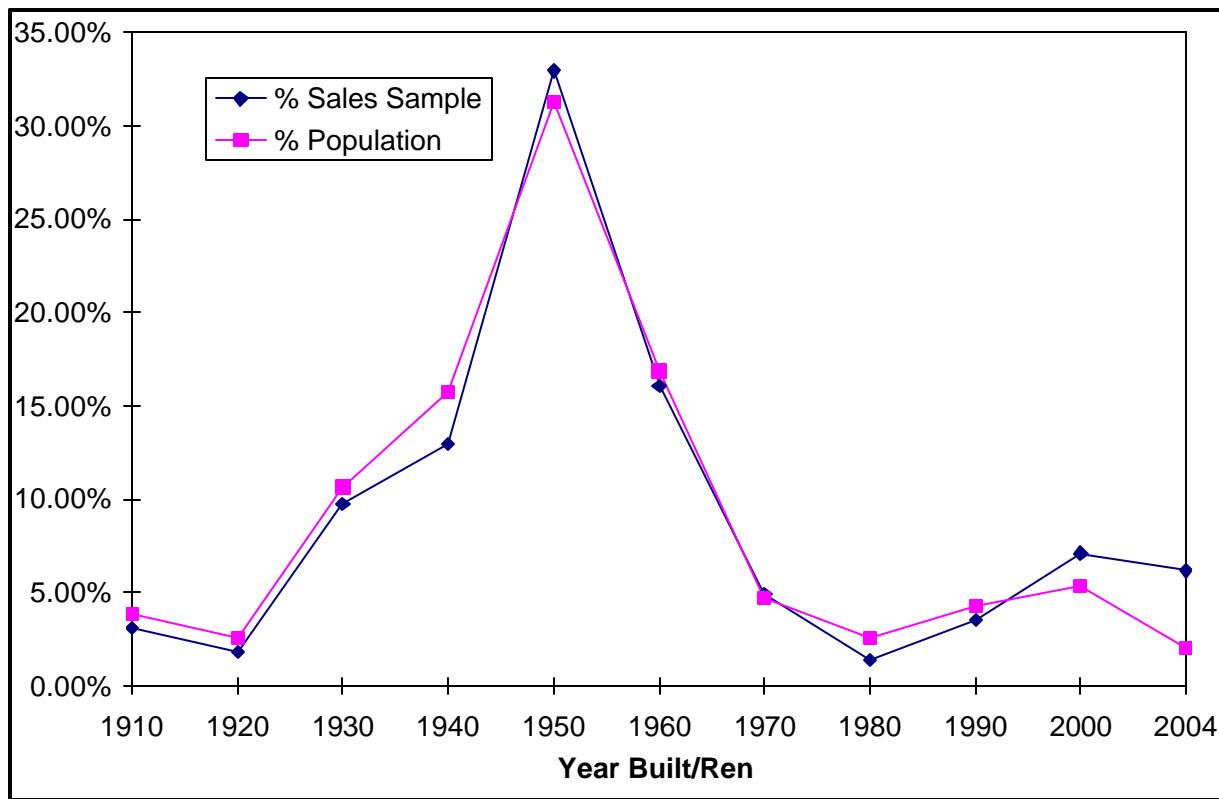
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results precluded adjustments by the various categories. A single adjustment is applied to all improved properties in the area. Taking into account the variables per IAAO, this adjustment will improve assessment levels.

The Annual Update Values described in this report improve assessment levels. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	20	3.10%
1920	12	1.86%
1930	63	9.75%
1940	84	13.00%
1950	213	32.97%
1960	104	16.10%
1970	32	4.95%
1980	9	1.39%
1990	23	3.56%
2000	46	7.12%
2004	40	6.19%
	646	

Population		
Year Built/Ren	Frequency	% Population
1910	234	3.87%
1920	156	2.58%
1930	645	10.67%
1940	953	15.76%
1950	1892	31.29%
1960	1020	16.87%
1970	285	4.71%
1980	157	2.60%
1990	258	4.27%
2000	324	5.36%
2004	123	2.03%
	6047	

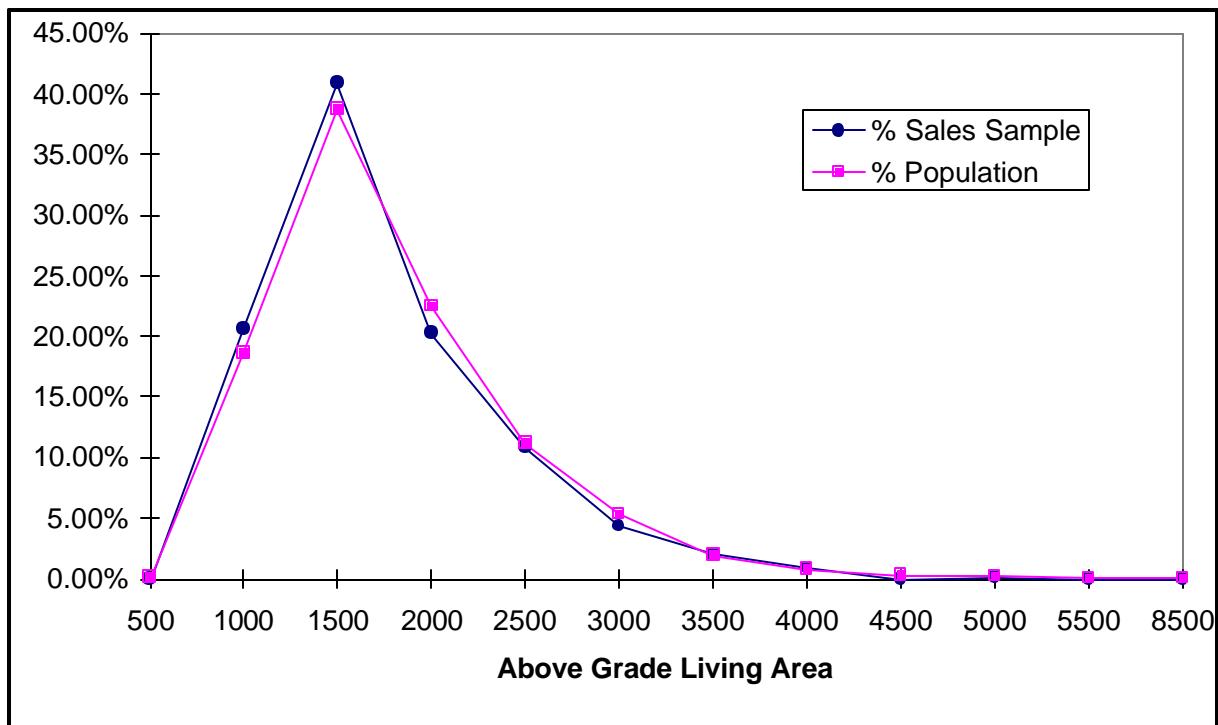


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	133	20.59%
1500	264	40.87%
2000	131	20.28%
2500	70	10.84%
3000	28	4.33%
3500	13	2.01%
4000	6	0.93%
4500	0	0.00%
5000	1	0.15%
5500	0	0.00%
8500	0	0.00%
	646	

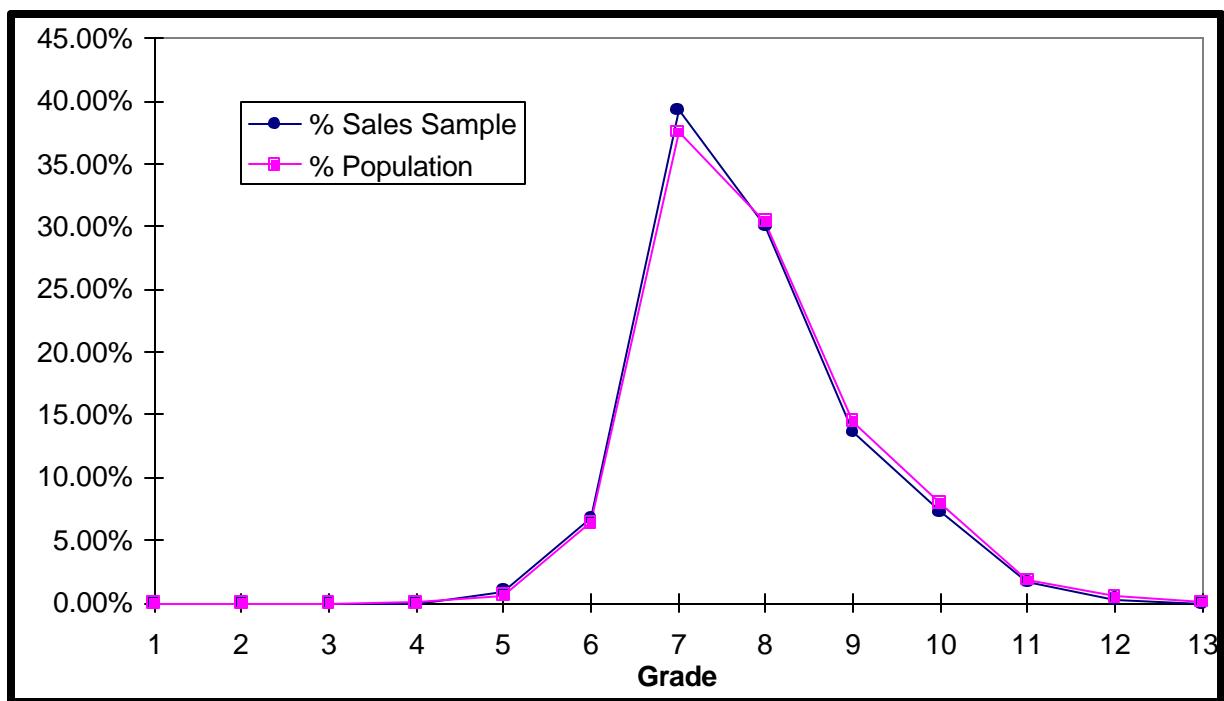
Population		
AGLA	Frequency	% Population
500	8	0.13%
1000	1126	18.62%
1500	2342	38.73%
2000	1360	22.49%
2500	676	11.18%
3000	323	5.34%
3500	118	1.95%
4000	48	0.79%
4500	18	0.30%
5000	16	0.26%
5500	6	0.10%
8500	6	0.10%
	6047	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

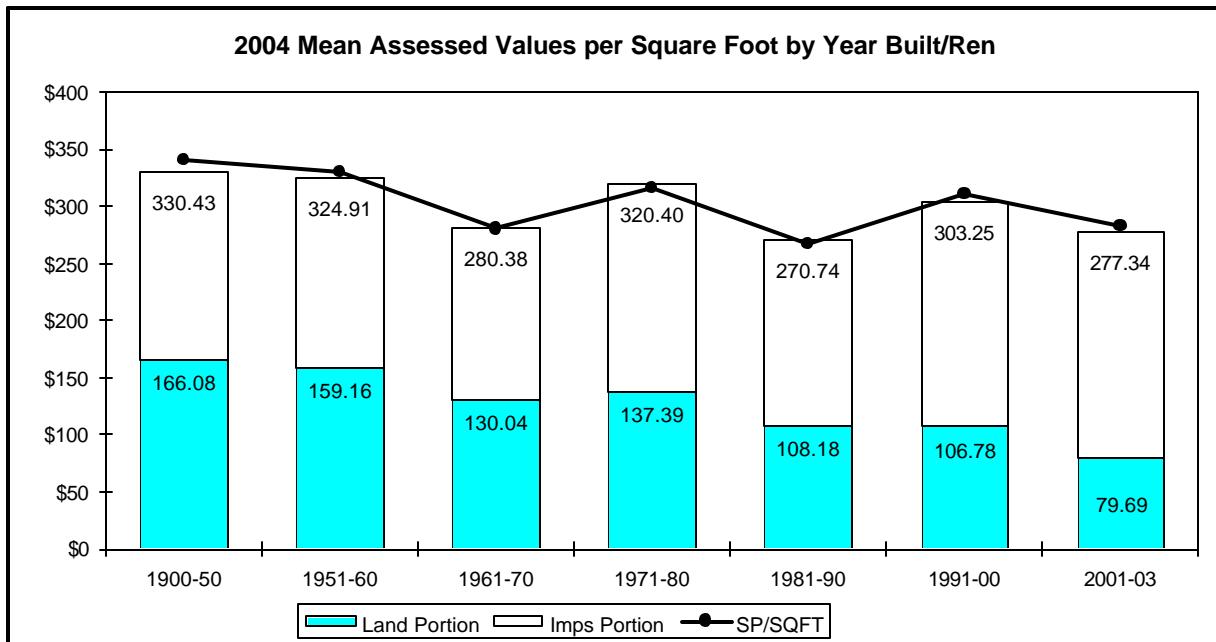
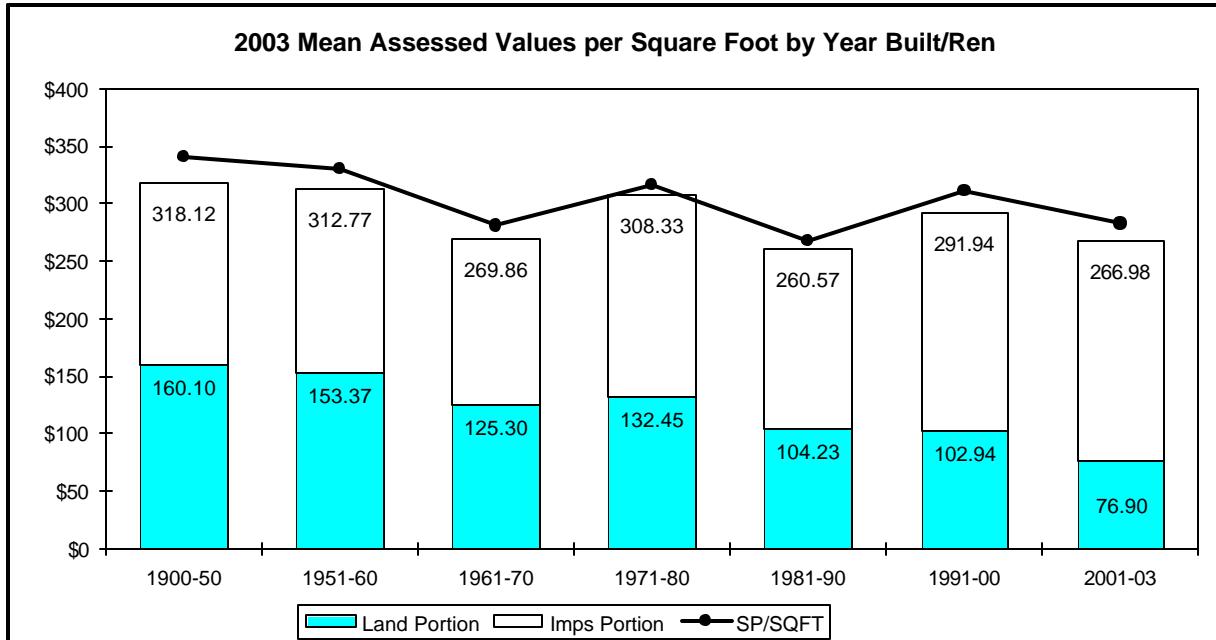
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	1	0.02%
5	6	0.93%	5	39	0.64%
6	44	6.81%	6	387	6.40%
7	254	39.32%	7	2269	37.52%
8	194	30.03%	8	1840	30.43%
9	88	13.62%	9	877	14.50%
10	47	7.28%	10	481	7.95%
11	11	1.70%	11	113	1.87%
12	2	0.31%	12	32	0.53%
13	0	0.00%	13	8	0.13%
		646			6047



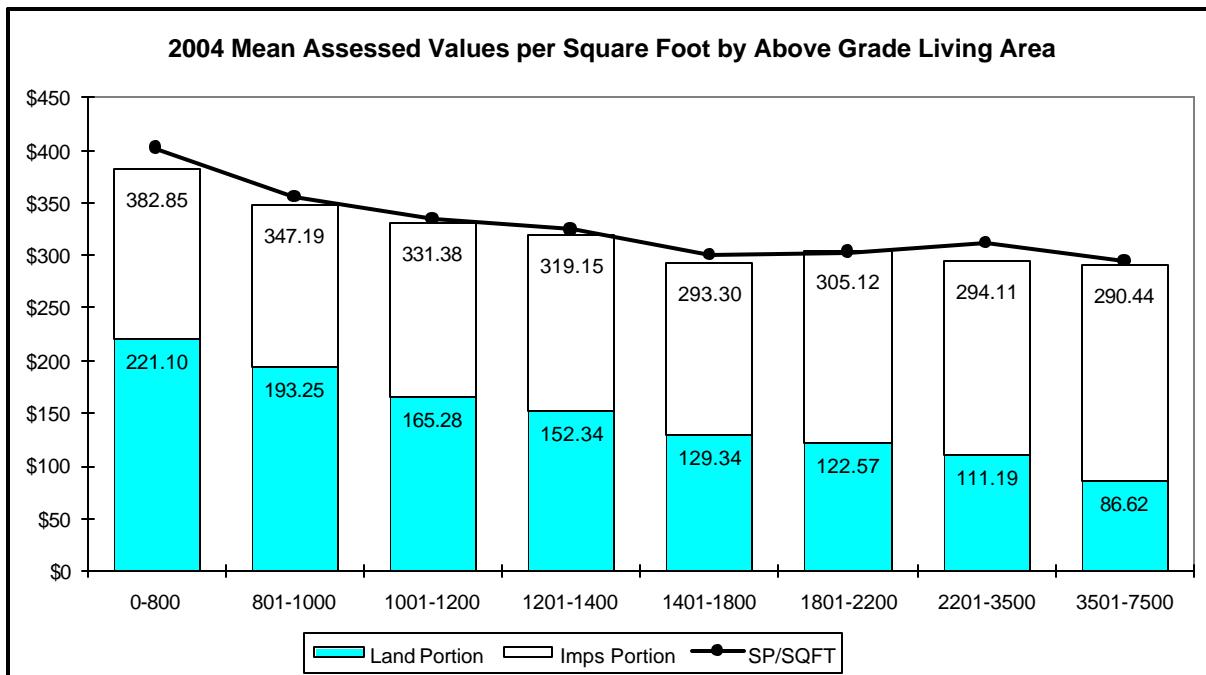
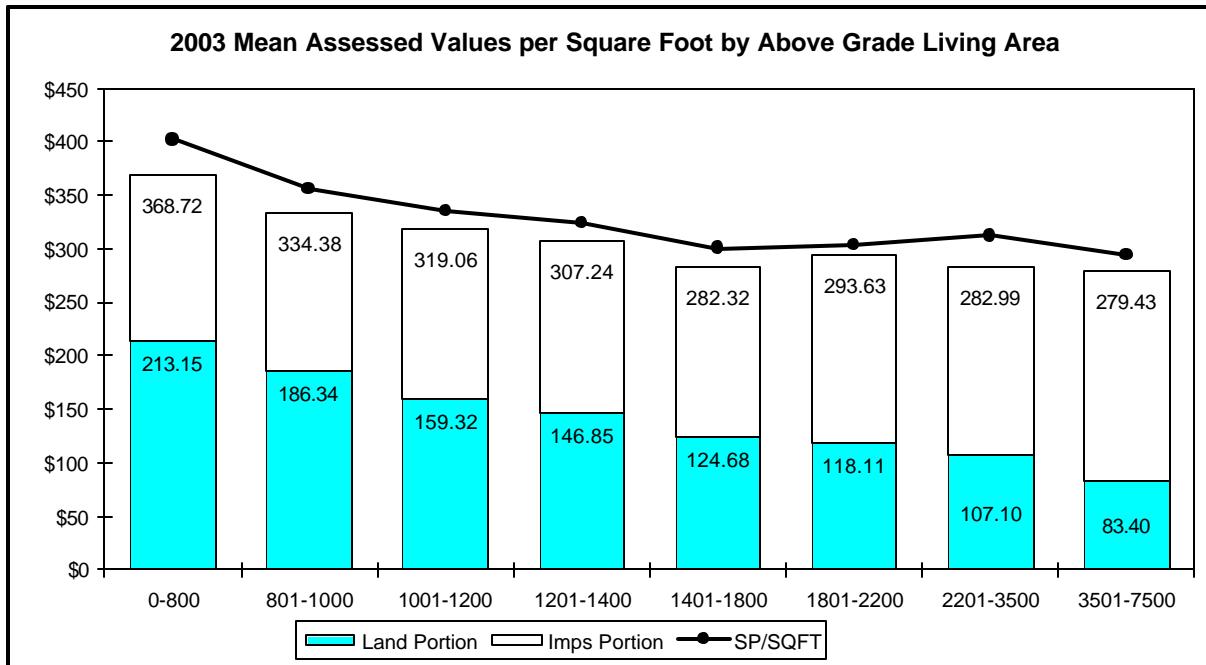
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated**



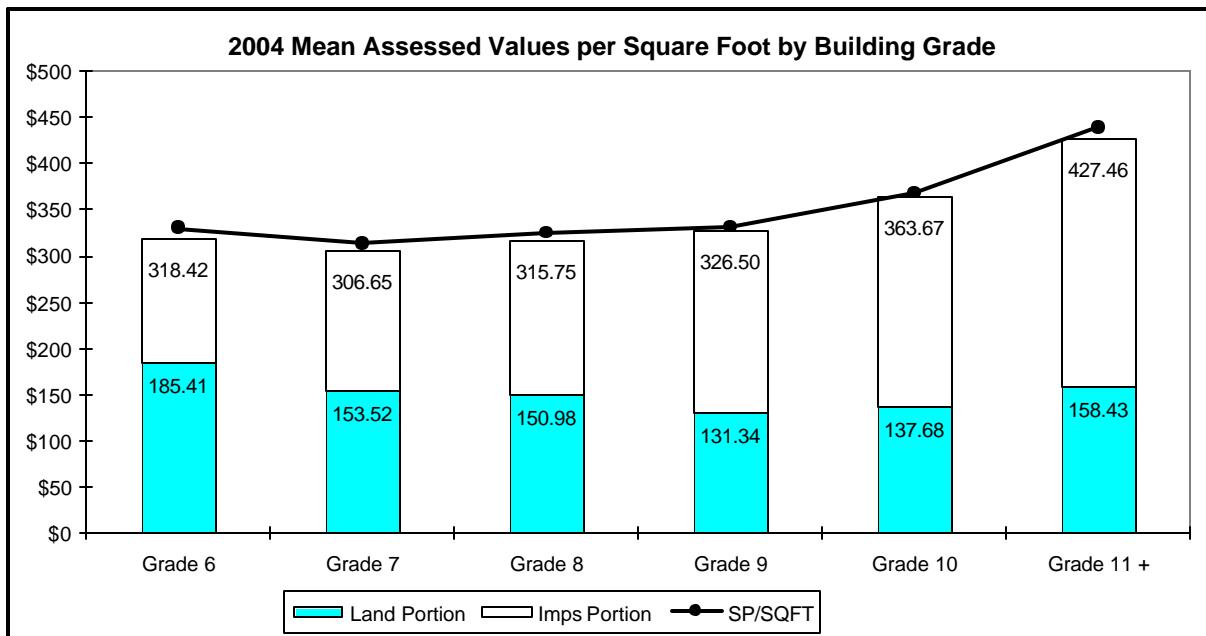
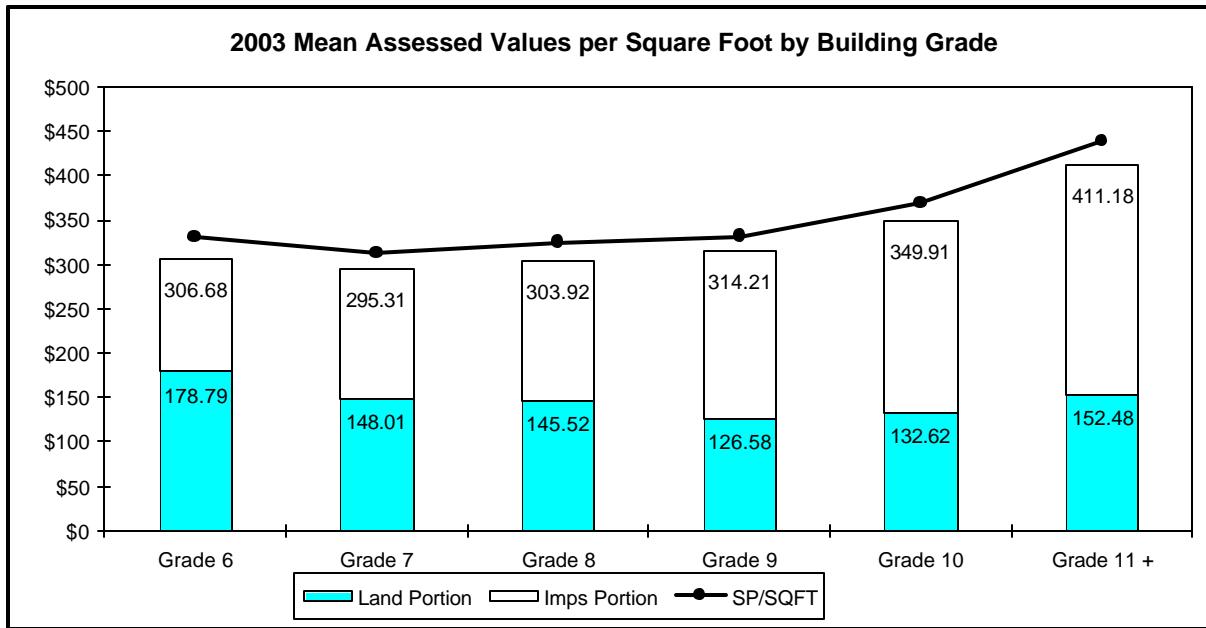
These charts clearly show an improvement in assessment level by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2003 and 2004 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 11/12/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed February 9th, 2004 to test the resultant assessment level using later 2003 sales. There were 51 additional useable improved sales. The weighted mean ratio dropped from 0.975 to 0.972 for one to three unit residences. These changes are not significant.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

A scarcity of vacant land sales (1 useable land sale) in area 11 made it problematic to develop adjustments to previous land value based on land sales alone. In the absence of evidence to the contrary, the same overall market increase indicated for improved properties is assumed to apply to previous land value. The following formula will be applied to all land:

The formula is:

$$\text{2004 Land Value} = \begin{cases} 2003 \text{ Land Value} / 0.9615384 & \text{with the result rounded down to the next \$1,000.} \\ \text{or} \\ 2003 \text{ Land Value} * 1.04, & \text{with the result rounded down to the next \$1,000.} \end{cases}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 646 usable residential sales in the area.

Based on the 646 useable improved property sales, and their 2003 Assessment Year assessed values, an overall market adjustment was derived.

Improved Parcel Update (continued)

The analysis for this area consisted of a general review of applicable characteristics which might be used in the model such as grade, age, condition, stories, living areas, lot size and neighborhoods. However, analysis of the sales and these characteristics precluded adjustments by various categories. A single adjustment is applied to all improved properties in the area. Taking into account the variables per IAAO, this adjustment will improve assessment levels.

The derived adjustment formula is:

$$2004 \text{ Total Value} = 2003 \text{ Total Value} * 1.04$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2004 \text{ Improvements Value} = 2004 \text{ Total Value} \text{ minus } 2004 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2004 Land Value + Previous Improvement Value * 1.04)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2004 Land Value + Previous Improvement Value *1.04).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
- (2004 Total Value = (2003 Land Value *1.04) + (2003 Improvement Value * 1.00)
- *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample. (2004 Total value = 2003 Total value x 1.039)

Mobile Home Update

There are no mobile homes in this area.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report.
“Before and After” comparison graphs appear earlier in this report.

Area 11 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

4.00%

Comments

The % adjustment shown is what would be applied to all improved parcels.

For instance, all parcels receive an overall 4% upward adjustment.

Generally, there were no corrections for different strata.

100% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 11 Annual Update

Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 97.5.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
5	6	0.950	0.987	3.9%	0.903	1.072
6	44	0.924	0.960	3.8%	0.926	0.994
7	254	0.945	0.981	3.8%	0.967	0.995
8	194	0.926	0.962	3.9%	0.943	0.982
9	88	0.947	0.984	3.9%	0.952	1.016
10	47	0.946	0.983	3.9%	0.939	1.028
11+	13	0.930	0.967	4.0%	0.852	1.082
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1900-1950	392	0.933	0.969	3.9%	0.956	0.982
1951-1960	104	0.939	0.975	3.9%	0.949	1.002
1961-1970	32	0.966	1.003	3.9%	0.955	1.052
1971-1980	9	0.976	1.014	3.9%	0.934	1.093
1981-1990	23	0.973	1.011	3.9%	0.952	1.070
1991-2000	46	0.937	0.974	3.9%	0.936	1.012
2001-2003	40	0.932	0.968	3.9%	0.928	1.008
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Fair	4	0.917	0.953	3.9%	0.929	0.977
Average	278	0.940	0.976	3.9%	0.961	0.992
Good	276	0.934	0.970	3.9%	0.955	0.985
Very Good	88	0.946	0.983	3.9%	0.953	1.013
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	403	0.942	0.979	3.9%	0.967	0.991
1.5	60	0.948	0.985	3.9%	0.950	1.020
2	173	0.925	0.961	3.9%	0.940	0.982
2.5	1	0.670	0.697	3.9%	N/A	N/A
3	9	1.075	1.117	3.9%	1.036	1.197

Area 11 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 97.5.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

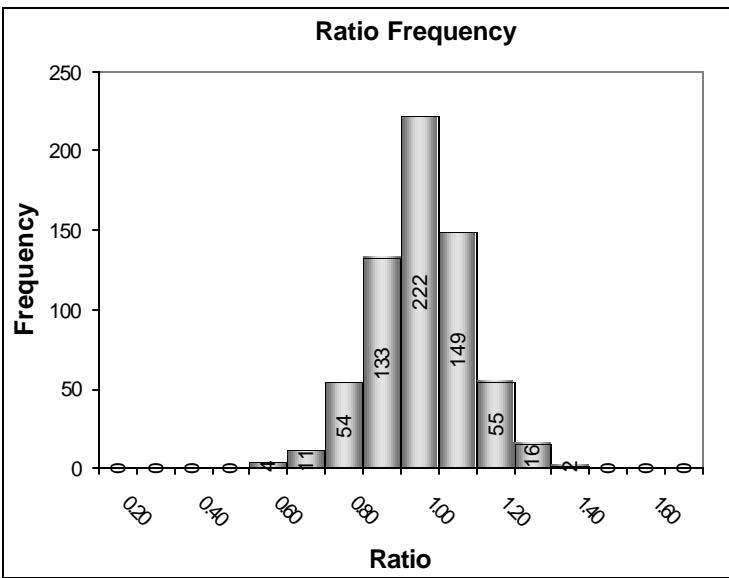
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
0-800	47	0.917	0.952	3.8%	0.924	0.980
0801-1000	86	0.940	0.976	3.8%	0.955	0.997
1001-1200	108	0.952	0.989	3.9%	0.964	1.015
1201-1400	118	0.947	0.984	3.9%	0.962	1.006
1401-1800	120	0.939	0.976	3.9%	0.950	1.002
1801-2200	78	0.969	1.007	3.9%	0.979	1.035
2201-3500	82	0.901	0.937	3.9%	0.902	0.972
3501-7500	7	0.961	0.999	3.9%	0.829	1.168
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	316	0.941	0.977	3.9%	0.963	0.991
Y	330	0.936	0.973	3.9%	0.959	0.987
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	642	0.940	0.977	3.9%	0.967	0.987
Y	4	0.788	0.819	4.0%	0.488	1.149
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	16	0.921	0.957	3.9%	0.855	1.059
3	218	0.946	0.982	3.9%	0.967	0.998
5	177	0.934	0.971	3.9%	0.948	0.994
7	235	0.938	0.974	3.9%	0.959	0.989
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<3000	32	0.953	0.989	3.8%	0.955	1.024
03000-05000	182	0.943	0.980	3.9%	0.961	0.998
05001-08000	372	0.947	0.983	3.9%	0.970	0.997
08001-12000	50	0.931	0.967	3.9%	0.919	1.015
>12000	10	0.771	0.801	3.9%	0.725	0.877

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: WC/Team 2	Lien Date: 01/01/2003	Date of Report: 12/31/2003	Sales Dates: 1/2002 - 11/2003
Area 11	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	646		
Mean Assessed Value	450,200		
Mean Sales Price	479,900		
Standard Deviation AV	207,157		
Standard Deviation SP	233,479		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.954		
Median Ratio	0.955		
Weighted Mean Ratio	0.938		
UNIFORMITY			
Lowest ratio	0.580		
Highest ratio:	1.380		
Coefficient of Dispersion	10.21%		
Standard Deviation	0.126		
Coefficient of Variation	13.16%		
Price Related Differential (PRD)	1.017		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.945		
Upper limit	0.965		
95% Confidence: Mean			
Lower limit	0.944		
Upper limit	0.964		
SAMPLE SIZE EVALUATION			
N (population size)	6047		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.126		
Recommended minimum:	25		
Actual sample size:	646		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	321		
# ratios above mean:	325		
Z:	0.157		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



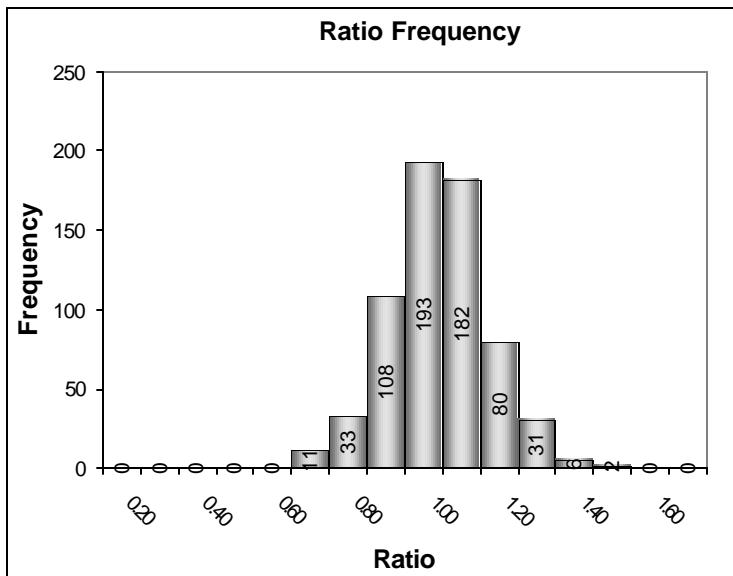
COMMENTS:

1 to 3 Unit Residences throughout area 11

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: WC/Team 2	Lien Date: 01/01/2004	Date of Report: 12/31/2003	Sales Dates: 1/2002 - 11/2003
Area 11	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	646		
Mean Assessed Value	467,800		
Mean Sales Price	479,900		
Standard Deviation AV	215,440		
Standard Deviation SP	233,479		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.991		
Median Ratio	0.992		
Weighted Mean Ratio	0.975		
UNIFORMITY			
Lowest ratio	0.602		
Highest ratio:	1.433		
Coefficient of Dispersion	10.21%		
Standard Deviation	0.130		
Coefficient of Variation	13.16%		
Price Related Differential (PRD)	1.016		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.981		
Upper limit	1.002		
95% Confidence: Mean			
Lower limit	0.981		
Upper limit	1.001		
SAMPLE SIZE EVALUATION			
N (population size)	6047		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.130		
Recommended minimum:	27		
Actual sample size:	646		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	321		
# ratios above mean:	325		
Z:	0.157		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 11

The assessment level has been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	102503	9224	9/15/03	\$279,900	840	0	6	1951	4	5500	N	N	3760 W LAWTON ST
001	057300	0065	1/17/02	\$458,500	950	0	7	1948	4	4912	Y	N	5433 39TH AV W
001	102503	9112	11/15/02	\$650,000	1140	990	8	1952	5	4360	Y	Y	3626 W COMMODORE WY
001	057300	0330	6/21/02	\$638,000	1280	350	8	1952	3	7700	Y	N	5433 42ND AV W
001	057300	0385	6/5/03	\$520,000	1540	0	8	1965	4	6600	Y	N	5629 42ND AV W
001	057300	0360	9/11/03	\$625,000	1630	0	8	1951	4	6600	Y	N	5617 42ND AV W
001	102503	9139	11/19/02	\$599,000	1750	900	8	1997	3	6030	Y	N	3760 W COMMODORE WY
001	057300	0170	12/11/02	\$489,000	1770	0	8	1975	3	6000	Y	N	5435 40TH AV W
001	102503	9043	3/19/02	\$541,000	1880	960	8	1973	4	7500	Y	N	3629 W COMMODORE WY
001	057300	0240	4/24/03	\$519,950	1910	0	8	1981	3	2800	Y	N	5457 40TH AV W
001	102503	9201	9/12/02	\$1,610,000	3070	0	8	1952	5	18809	Y	Y	4530 W SHERIDAN ST
001	057300	0565	1/10/03	\$600,000	2280	580	9	1987	3	5000	Y	N	3904 W SHERIDAN ST
001	423790	1375	5/14/02	\$507,000	2340	0	9	2002	3	4000	N	N	3522 W LAWTON ST
001	057300	0700	6/5/02	\$600,000	2600	0	9	1968	4	10754	Y	N	5622 42ND AV W
001	102503	9304	5/16/02	\$755,000	1960	1170	10	1990	3	7209	N	N	3759 W COMMODORE WY
001	102503	9239	11/12/02	\$955,000	3480	0	10	1990	3	10080	Y	N	3704 W LAWTON ST
003	693360	0456	8/19/03	\$246,000	670	0	6	1924	5	5040	Y	N	2416 W DRAVUS ST
003	277060	2365	7/29/03	\$313,000	680	680	6	1919	3	6000	Y	N	3012 21ST AV W
003	423790	1510	2/13/03	\$230,000	690	0	6	1947	3	4000	Y	N	4516 36TH AV W
003	423540	0065	1/7/02	\$235,000	700	0	6	1923	5	3118	N	N	3211 W FORT ST
003	668150	0130	7/3/03	\$290,000	720	220	6	1999	3	2872	N	N	2828 24TH AV W
003	277060	0840	9/9/02	\$344,950	780	780	6	1952	4	6000	Y	N	2646 23RD AV W
003	277110	4230	1/17/02	\$201,000	790	0	6	1906	3	2500	Y	N	2658 22ND AV W
003	277060	1400	8/19/03	\$246,000	790	0	6	1944	4	6000	Y	N	3233 22ND AV W
003	693360	0005	6/26/03	\$272,000	830	110	6	1946	3	4320	N	N	2409 W DRAVUS ST
003	277060	2154	5/28/02	\$225,000	870	0	6	1962	3	3425	Y	N	2854 22ND AV W
003	277060	1823	3/6/02	\$230,000	870	200	6	1915	4	4800	Y	N	3236 22ND AV W
003	277060	1650	11/20/02	\$230,000	920	0	6	1944	4	2992	N	N	3637 22ND AV W
003	036900	0660	2/13/03	\$283,500	960	0	6	1990	3	2875	Y	N	4035 BURTON PL W
003	036900	0650	10/3/02	\$239,000	1020	220	6	1950	2	4715	Y	N	4034 26TH AV W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	701070	0905	8/14/02	\$249,922	1090	0	6	1908	3	5500	N	N	4415 29TH AV W
003	277060	6790	6/5/03	\$353,000	1110	0	6	1900	4	4400	Y	N	4234 WILLIAMS AV W
003	423540	0450	6/10/03	\$339,950	1150	0	6	1908	5	3300	N	N	4352 36TH AV W
003	701070	0300	8/5/03	\$360,000	1260	0	6	1949	5	6699	N	N	4206 30TH AV W
003	701070	0270	6/21/02	\$455,000	1480	0	6	1912	4	4000	Y	N	2911 W MANSELL ST
003	277060	1845	8/27/02	\$359,000	1650	0	6	1904	5	4800	Y	N	3224 22ND AV W
003	277060	1467	8/12/02	\$225,000	580	650	7	1997	3	1563	Y	N	3430 23RD AV W
003	277060	1150	7/19/02	\$295,000	710	0	7	1943	4	6000	Y	N	3032 23RD AV W
003	277060	1170	6/6/03	\$350,000	710	350	7	1950	5	6000	Y	N	3012 23RD AV W
003	668150	0175	10/22/02	\$305,000	780	100	7	1949	4	4000	Y	N	2805 PATTEN PL W
003	277060	1935	10/3/02	\$243,500	780	500	7	1944	3	2957	Y	N	3251 21ST AV W
003	277060	1800	6/25/02	\$258,000	780	0	7	1944	3	6000	Y	N	3256 22ND AV W
003	277060	1405	9/6/02	\$295,000	780	780	7	1944	4	6000	Y	N	3237 22ND AV W
003	277060	1800	5/7/03	\$300,000	780	0	7	1944	3	6000	Y	N	3256 22ND AV W
003	277060	1730	4/15/03	\$322,400	780	780	7	2000	3	2822	Y	N	3402 22ND AV W
003	701070	0115	7/2/03	\$300,000	800	0	7	1947	4	7080	Y	N	2812 W ELMORE ST
003	277160	3645	5/7/02	\$299,000	820	190	7	1918	4	4000	Y	N	2422 W CROCKETT ST
003	232630	0080	6/2/03	\$339,950	830	0	7	1947	4	4923	Y	N	2831 W ELMORE PL
003	277060	2140	2/24/03	\$235,000	830	480	7	1928	3	2702	N	N	3051 21ST AV W
003	701070	1025	4/15/02	\$305,000	850	100	7	1953	3	4000	Y	N	4433 28TH PL W
003	277060	1030	5/15/02	\$327,000	890	170	7	1948	4	6000	Y	N	2800 23RD AV W
003	701070	1435	3/26/02	\$285,000	900	200	7	1954	4	6577	Y	N	4312 30TH AV W
003	277060	1680	8/29/02	\$332,000	900	880	7	1952	4	5600	Y	N	3450 22ND AV W
003	423790	1536	6/24/02	\$296,000	900	0	7	1952	3	4714	N	N	4533 35TH AV W
003	701070	1050	9/16/03	\$289,000	920	0	7	1948	4	3575	Y	N	4483 GILMAN AV W
003	036900	0300	5/9/03	\$325,000	920	600	7	1911	4	5720	Y	N	4030 WILLIAMS AV W
003	036900	0310	1/15/03	\$337,000	930	210	7	1954	3	5280	Y	N	4026 WILLIAMS AV W
003	036900	0970	3/21/03	\$250,000	940	130	7	1946	3	6000	Y	N	3833 24TH AV W
003	423790	0675	9/11/02	\$259,950	950	0	7	1946	3	5500	N	N	4517 32ND AV W
003	026900	0730	3/14/02	\$320,000	960	0	7	1942	3	5760	Y	N	2574 27TH AV W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	701070	0150	11/6/02	\$339,000	960	600	7	1959	4	5100	Y	N	4233 28TH PL W
003	277060	0370	2/25/03	\$270,000	970	0	7	1950	3	7000	Y	N	3611 23RD AV W
003	277110	1180	3/25/02	\$250,000	980	810	7	1944	4	5525	N	N	2204 W EMERSON ST
003	277110	1180	3/25/03	\$285,000	980	810	7	1944	4	5525	N	N	2204 W EMERSON ST
003	277160	4035	9/23/03	\$320,000	980	180	7	1941	3	4000	N	N	2645 W CROCKETT ST
003	277060	0305	4/10/03	\$279,000	1010	540	7	1959	3	7000	N	N	3636 24TH AV W
003	036900	0955	9/15/03	\$321,000	1010	0	7	1993	3	6000	Y	N	3817 24TH AV W
003	701070	0060	10/24/03	\$314,950	1020	0	7	1947	4	3150	Y	N	4238 28TH PL W
003	423790	1545	6/18/03	\$349,000	1020	220	7	1947	4	8000	N	N	4525 35TH AV W
003	691770	0295	9/23/03	\$329,000	1030	0	7	1947	4	5062	N	N	4046 30TH AV W
003	277060	0710	5/7/02	\$270,500	1040	0	7	1942	3	7000	Y	N	3046 24TH AV W
003	277060	0232	6/20/02	\$265,000	1050	260	7	1995	3	1682	Y	N	3843 A 23RD AV W
003	119200	0690	5/6/03	\$385,000	1070	150	7	1942	3	6250	N	N	3024 28TH AV W
003	277060	1645	5/13/03	\$241,500	1070	0	7	1944	5	2807	N	N	3633 22ND AV W
003	036900	0965	5/5/03	\$325,000	1070	0	7	1906	4	6000	Y	N	3829 24TH AV W
003	119300	0315	8/19/02	\$353,950	1080	300	7	1927	4	6339	Y	N	3200 WHALLEY PL W
003	277160	3190	12/9/02	\$353,500	1090	290	7	1958	3	4000	Y	N	2619 W LYNN ST
003	036900	0960	12/6/02	\$240,000	1110	420	7	1961	3	6000	Y	N	3821 24TH AV W
003	277160	4740	5/24/02	\$318,000	1110	400	7	1940	4	5100	N	N	2645 W PLYMOUTH ST
003	924190	0255	8/8/03	\$390,000	1140	760	7	1931	4	5120	Y	N	3020 26TH AV W
003	277060	0130	4/16/02	\$287,000	1140	0	7	1912	4	7000	Y	N	3858 24TH AV W
003	924190	0025	9/9/03	\$475,000	1150	420	7	1965	4	5346	N	N	3011 24TH AV W
003	691770	0355	3/1/02	\$251,000	1160	0	7	1947	3	5882	Y	N	2901 W ELMORE ST
003	277160	3930	7/1/02	\$421,000	1170	0	7	1964	4	4000	N	N	2636 W NEWTON ST
003	232130	0060	3/11/02	\$425,000	1170	900	7	1925	5	5000	Y	N	2926 W LYNN ST
003	701070	1100	5/30/02	\$364,500	1180	0	7	1954	3	6000	N	N	4426 29TH AV W
003	701070	1115	3/10/03	\$393,000	1180	600	7	1976	5	4000	Y	N	4412 29TH AV W
003	277060	0894	8/20/02	\$314,000	1190	440	7	2002	3	1497	Y	N	2218 W RAYE ST
003	277060	0892	7/10/02	\$315,000	1190	440	7	2002	3	1492	Y	N	2214 W RAYE ST
003	691770	0480	9/23/03	\$379,000	1220	890	7	1941	3	8640	Y	N	4014 29TH AV W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	701070	0111	10/8/02	\$335,000	1230	190	7	1947	5	5160	Y	N	2816 W ELMORE ST
003	277160	3795	3/19/03	\$460,000	1230	340	7	1941	5	4000	Y	N	2624 W CROCKETT ST
003	232630	0120	5/20/02	\$349,900	1260	500	7	1947	3	8625	Y	N	2805 W VIEW PL
003	026900	0105	12/24/02	\$360,000	1260	0	7	1924	4	11887	Y	N	2915 24TH AV W
003	701070	0250	1/15/03	\$399,950	1260	420	7	1958	3	3907	Y	N	4300 29TH AV W
003	277060	1310	4/21/03	\$350,000	1260	290	7	1917	4	6000	Y	N	3238 23RD AV W
003	277060	1713	3/25/02	\$309,950	1270	340	7	2002	3	1426	N	N	3420 B 22ND AV W
003	701070	0326	8/18/03	\$420,000	1280	700	7	1951	5	4000	Y	N	4207 29TH AV W
003	026900	1355	10/23/03	\$437,000	1280	320	7	1954	3	5663	Y	N	2420 W LYNN PL
003	503630	0925	9/9/03	\$337,000	1290	570	7	1963	3	4775	Y	N	3441 24TH AV W
003	277060	1710	8/13/03	\$335,000	1290	340	7	2002	3	1647	Y	N	3422 A 22ND AV W
003	026900	0095	4/14/03	\$327,500	1300	0	7	1958	5	5432	Y	N	2901 24TH AV W
003	277060	1075	4/2/03	\$290,000	1310	0	7	1910	3	6000	Y	N	2837 22ND AV W
003	423790	0680	4/29/02	\$379,200	1310	0	7	1945	3	6050	N	N	4521 32ND AV W
003	277160	3751	12/17/02	\$375,000	1320	290	7	1946	4	4592	N	N	2102 28TH AV W
003	277060	0475	8/21/02	\$385,000	1330	1330	7	1960	3	7000	Y	N	3416 24TH AV W
003	277160	3355	5/5/03	\$480,000	1350	780	7	1959	4	5000	Y	N	2431 W LYNN ST
003	036900	0370	4/18/03	\$331,000	1360	800	7	1955	3	5500	Y	N	4033 27TH AV W
003	277060	1648	8/4/03	\$318,000	1360	420	7	2003	3	1493	N	N	3639 B 22ND AV W
003	277060	2160	8/20/03	\$319,000	1360	0	7	1942	3	6000	Y	N	2850 22ND AV W
003	277060	1649	6/25/03	\$319,950	1360	420	7	2003	3	1515	N	N	3639 A 22ND AV W
003	277060	6805	7/19/02	\$340,000	1370	420	7	1967	3	4400	Y	N	4246 WILLIAMS AV W
003	277060	6945	2/1/02	\$335,000	1380	330	7	1997	3	2625	Y	N	4212 27TH AV W
003	026900	0445	2/18/03	\$426,052	1380	340	7	1956	3	7680	Y	N	2615 26TH AV W
003	277160	4005	9/13/03	\$340,000	1390	0	7	1941	3	6000	Y	N	2623 W CROCKETT ST
003	277160	3730	12/2/02	\$375,000	1400	0	7	1920	5	4000	Y	N	2435 W BOSTON ST
003	232130	0271	5/14/03	\$480,000	1410	0	7	1925	5	3575	N	N	2102 CONDON WY W
003	026900	0535	2/20/03	\$334,000	1430	0	7	1955	3	6400	N	N	2616 25TH AV W
003	232130	0125	9/9/03	\$397,000	1450	240	7	1956	4	5000	Y	N	2809 W LYNN ST
003	277160	3380	7/28/03	\$490,614	1460	890	7	1942	5	8000	Y	N	2451 W LYNN ST

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	277060	0400	2/18/03	\$380,000	1470	800	7	1994	3	5475	Y	N	3641 23RD AV W
003	142503	9011	2/12/02	\$400,000	1480	0	7	1924	4	7504	Y	N	3409 27TH AV W
003	277160	2945	12/17/02	\$355,000	1480	0	7	1926	4	4000	Y	N	2442 W LYNN ST
003	036900	0045	6/17/02	\$332,500	1490	0	7	1947	5	5500	Y	N	4037 WILLIAMS AV W
003	693360	0265	8/15/02	\$305,000	1500	1630	7	1947	4	5760	Y	N	3205 25TH AV W
003	693360	0360	11/19/02	\$364,950	1560	0	7	1916	4	5760	Y	N	2415 W BERTONA ST
003	277060	1530	8/20/03	\$330,000	1570	0	7	1952	4	6000	Y	N	3437 22ND AV W
003	277060	1540	6/25/03	\$350,000	1570	0	7	1952	3	6000	Y	N	3447 22ND AV W
003	026900	0940	7/29/02	\$409,000	1600	250	7	1940	5	7780	N	N	2710 W SMITH ST
003	693360	0180	9/25/03	\$499,950	1600	0	7	1945	4	6720	Y	N	3242 26TH AV W
003	423540	0545	9/16/03	\$315,000	1600	0	7	1973	3	4136	N	N	3501 W OHMAN PL
003	701070	1475	5/20/02	\$527,000	1610	0	7	1945	5	4140	Y	N	4303 29TH AV W
003	277060	1850	10/17/02	\$347,000	1630	0	7	1959	3	6000	Y	N	3220 22ND AV W
003	277060	2245	8/22/03	\$382,500	1650	0	7	1907	3	6000	Y	N	2833 21ST AV W
003	701070	1070	8/13/03	\$415,000	1720	600	7	1910	5	3200	Y	N	2869 W GOVERNMENT WY
003	036900	0695	8/2/02	\$314,000	1750	0	7	1911	5	6325	Y	N	4005 BURTON PL W
003	026900	0795	8/26/03	\$329,500	1760	500	7	1925	3	5504	Y	N	2576 28TH AV W
003	026900	0865	6/7/02	\$425,000	1780	0	7	1928	3	5120	N	N	2567 27TH AV W
003	277060	1300	6/11/02	\$373,750	1810	530	7	1909	4	6000	Y	N	3246 23RD AV W
003	693360	0550	3/3/03	\$434,000	1840	0	7	1998	3	6720	Y	N	3247 24TH AV W
003	277060	2380	6/20/02	\$325,000	1860	0	7	1926	3	4000	Y	N	3002 21ST AV W
003	026900	0890	11/6/02	\$410,000	2040	220	7	1945	3	5120	Y	N	2703 W RAYE ST
003	277060	2095	9/4/02	\$500,000	2050	1670	7	1963	3	6000	Y	N	3007 21ST AV W
003	277060	2090	9/4/02	\$500,000	2050	930	7	1962	3	6000	Y	N	3001 21ST AV W
003	277060	1450	11/11/02	\$320,000	2310	0	7	1990	3	6000	Y	N	3442 23RD AV W
003	423790	1200	7/25/03	\$487,000	2350	0	7	1910	5	3417	N	N	4558 35TH AV W
003	701070	1105	12/16/02	\$500,000	2390	0	7	1905	5	6000	N	N	4418 29TH AV W
003	701070	0760	8/26/03	\$499,500	2462	0	7	2003	3	3805	N	N	4415 31ST AV W
003	423540	0100	8/13/02	\$590,000	2590	300	7	1963	4	4659	N	N	3301 W FORT ST
003	277060	0550	7/25/02	\$439,950	3930	0	7	1967	4	7000	Y	N	3447 23RD AV W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	232130	0350	6/14/02	\$375,000	820	0	8	1931	4	4038	Y	N	2019 28TH AV W
003	693360	0245	10/3/03	\$325,000	1050	300	8	1953	3	4799	Y	N	2514 W DRAVUS ST
003	277160	3370	2/10/03	\$375,000	1130	450	8	1951	4	4000	Y	N	2441 W LYNN ST
003	277160	4620	3/7/02	\$429,950	1130	350	8	1937	5	4000	Y	N	2622 W PLYMOUTH ST
003	277060	0860	6/25/02	\$362,000	1170	520	8	1994	3	2250	N	N	2622 23RD AV W
003	277060	1936	9/9/02	\$274,000	1180	300	8	2002	3	1518	Y	N	3253 A 21ST AV W
003	277060	1937	8/19/02	\$276,500	1180	300	8	2002	3	1518	Y	N	3253 B 21ST AV W
003	277160	0595	10/11/02	\$500,000	1190	600	8	1953	3	5000	Y	N	2219 W HALLADAY ST
003	277060	1757	3/3/03	\$269,000	1220	370	8	1995	3	1291	Y	N	3419 21ST AV W
003	026900	0570	11/21/02	\$375,000	1240	880	8	1955	4	5120	N	N	2621 24TH AV W
003	668150	0025	9/5/03	\$360,000	1250	1050	8	1963	3	4800	Y	N	2849 23RD AV W
003	232130	0417	5/1/02	\$334,000	1250	0	8	1924	3	3850	N	N	2002 CONDON WY W
003	119200	0568	3/24/03	\$477,000	1260	900	8	1946	4	6250	N	N	2704 W BARRETT ST
003	026900	1100	9/5/02	\$462,500	1300	720	8	1956	3	7680	Y	N	2512 26TH AV W
003	277160	4650	7/1/03	\$363,500	1300	0	8	1956	3	4000	Y	N	1965 26TH AV W
003	277060	1547	8/13/03	\$311,000	1319	171	8	2003	3	1514	N	N	3541A 22ND AV W
003	277160	3955	3/4/02	\$450,000	1330	110	8	1912	5	5000	Y	N	2614 W NEWTON ST
003	026900	1224	10/18/02	\$360,000	1350	570	8	1953	3	7040	Y	N	2404 26TH AV W
003	277160	4610	7/24/03	\$425,000	1350	250	8	1939	3	4000	Y	N	2628 W PLYMOUTH ST
003	026900	0675	7/21/03	\$599,500	1360	360	8	1955	4	7680	Y	N	2558 26TH AV W
003	277060	1763	7/24/03	\$302,000	1390	400	8	2000	3	1288	Y	N	3425 A 21ST AV W
003	026900	0195	8/8/02	\$475,000	1400	500	8	1953	3	7680	Y	N	2818 26TH AV W
003	026900	0529	5/30/03	\$386,000	1410	650	8	1959	3	5412	Y	N	2409 W ARMOUR ST
003	119300	0080	9/10/02	\$415,000	1430	710	8	1958	4	6250	N	N	3209 27TH AV W
003	423790	1130	4/11/03	\$289,900	1430	440	8	1957	3	5638	N	N	3407 W MCCORD PL
003	026900	1106	6/26/03	\$440,000	1470	320	8	1958	3	5040	Y	N	2514 W SMITH ST
003	693360	0138	2/13/03	\$372,500	1480	880	8	1990	3	4320	Y	N	3257 25TH AV W
003	026900	1086	4/30/02	\$470,000	1530	900	8	1958	3	5610	Y	N	2515 W HALLADAY ST
003	277160	3231	10/29/02	\$437,000	1540	400	8	1947	4	5107	Y	N	2653 W LYNN ST
003	026900	0180	4/9/02	\$457,000	1550	810	8	1977	3	5792	Y	N	2835 24TH AV W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	026900	0390	5/22/03	\$410,000	1640	510	8	1955	4	5040	N	N	2709 W FULTON ST
003	026900	1130	6/16/03	\$475,000	1660	250	8	1958	3	5371	Y	N	2521 25TH AV W
003	119300	0330	7/15/03	\$549,950	1670	380	8	1932	3	6000	N	N	2924 27TH AV W
003	277060	1639	6/6/02	\$280,000	1670	0	8	2000	3	1159	N	N	3621 22ND AV W
003	277060	1639	9/8/03	\$289,000	1670	0	8	2000	3	1159	N	N	3621 22ND AV W
003	277060	1637	5/13/03	\$290,000	1670	0	8	2000	3	1159	N	N	3625 22ND AV W
003	232130	0345	1/10/03	\$565,000	1700	780	8	1926	4	5000	N	N	2811 W CROCKETT ST
003	119300	0670	10/2/03	\$525,000	1710	0	8	1935	3	6000	N	N	2616 28TH AV W
003	277160	0525	9/27/02	\$490,000	1760	320	8	1955	3	8500	Y	N	2326 W SMITH ST
003	277110	4235	3/6/02	\$379,000	1810	380	8	2001	3	2500	Y	N	2652 22ND AV W
003	668150	0040	4/2/03	\$420,000	1860	0	8	1989	3	4800	Y	N	2838 PATTEN PL W
003	119300	0070	10/7/02	\$569,000	1890	330	8	1927	4	4125	N	N	3200 28TH AV W
003	503630	0575	6/19/03	\$579,000	1910	400	8	1953	5	8227	Y	N	2600 W BERTONA ST
003	026900	0036	6/27/02	\$500,000	1950	1430	8	1960	3	6400	Y	N	2905 25TH AV W
003	119300	0440	3/21/03	\$570,000	1950	230	8	1927	4	7800	Y	N	2904 28TH AV W
003	026900	0650	5/21/03	\$445,000	1960	100	8	1955	3	8040	Y	N	2513 W RAYE ST
003	232130	0015	11/4/02	\$409,000	1980	0	8	1927	4	5000	Y	N	2917 W MCGRAW ST
003	924190	0290	8/29/02	\$385,000	2000	800	8	1962	3	6336	Y	N	2945 25TH AV W
003	026900	0950	7/1/03	\$739,000	2046	500	8	2003	3	3900	Y	N	2507 27TH AV W
003	232130	0410	7/18/03	\$655,000	2050	150	8	1924	5	5000	Y	N	2015 29TH AV W
003	277160	3970	5/7/03	\$455,000	2120	0	8	1941	5	4000	Y	N	2606 W NEWTON ST
003	924190	0030	3/22/02	\$521,000	2160	0	8	2000	3	5346	N	N	3019 24TH AV W
003	026900	0325	4/1/03	\$531,500	2180	240	8	1929	4	7680	Y	N	2820 28TH AV W
003	232130	0380	3/10/03	\$665,000	2220	400	8	1925	4	5000	Y	N	2000 29TH AV W
003	119200	0495	6/25/02	\$410,000	2230	0	8	1947	4	6250	N	N	3045 27TH AV W
003	119300	0230	2/20/03	\$540,000	2240	220	8	1927	4	4419	Y	N	3201 WHALLEY PL W
003	277160	0685	10/2/03	\$590,000	3120	600	8	1965	3	6250	Y	N	2308 W WHEELER ST
003	277060	1510	5/30/02	\$500,000	3750	0	8	1969	4	6000	N	N	3417 22ND AV W
003	232130	0515	7/1/02	\$549,950	1840	0	9	1935	4	4099	Y	N	2807 W NEWTON ST
003	232130	0515	5/1/03	\$585,000	1840	0	9	1935	4	4099	Y	N	2807 W NEWTON ST

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	701070	1060	9/26/03	\$460,000	1980	410	9	1986	3	3950	Y	N	2859 W GOVERNMENT WY
003	423540	0287	4/23/02	\$415,000	2200	0	9	1994	3	7663	N	N	4415 BRYGGER DR W
003	423540	0285	1/23/03	\$369,950	2220	0	9	1994	3	6982	N	N	4423 BRYGGER DR W
003	423540	0281	3/27/02	\$349,000	2280	0	9	1992	3	4405	N	N	4435 BRYGGER DR W
003	423540	0282	4/14/03	\$410,000	2300	0	9	1992	3	4475	N	N	4433 BRYGGER DR W
003	026900	0840	5/2/03	\$725,000	2340	870	9	2003	3	4260	Y	N	2553 27TH AV W
003	277060	6620	4/2/02	\$565,000	2350	400	9	2001	3	4400	Y	N	4429 WILLIAMS AV W
003	277060	6618	3/29/02	\$575,000	2350	400	9	2001	3	3300	Y	N	4231 WILLIAMS AV W
003	026900	0925	10/13/03	\$610,000	2370	300	9	1949	4	6400	Y	N	2512 28TH AV W
003	423790	0720	2/26/03	\$750,000	2450	0	9	1910	5	8016	N	N	3216 W FORT ST
003	668150	0150	7/22/03	\$657,000	2540	0	9	2003	3	5930	N	N	2812 24TH AV W
003	701070	1455	5/5/03	\$600,000	2650	700	9	1990	3	4000	Y	N	2914 W MANSELL ST
003	277060	0600	11/14/02	\$575,000	2700	950	9	2002	3	5484	Y	N	3232 24TH AV W
003	423790	1515	4/4/02	\$572,600	2740	970	9	2001	3	4000	Y	N	4526 36TH AV W
003	277060	0602	4/16/03	\$799,950	2760	1090	9	2003	3	5027	Y	N	3228 24TH AV W
003	119300	0725	4/29/03	\$890,000	3210	0	9	1999	3	6000	Y	N	2627 27TH AV W
003	277160	4040	8/27/03	\$590,000	1830	110	10	1931	4	5464	Y	N	2016 28TH AV W
003	232130	0518	4/18/02	\$718,000	2120	600	10	2002	3	4103	N	N	2801 W NEWTON ST
003	142503	9042	4/7/02	\$745,000	2180	690	10	2002	3	5000	Y	N	3418 28TH AV W
003	277160	4715	10/10/03	\$669,500	2330	420	10	1927	4	7200	N	N	1958 28TH AV W
003	026900	0100	2/18/03	\$589,000	2390	0	10	1993	3	8448	Y	N	2909 24TH AV W
003	142503	9012	3/13/02	\$650,000	2510	0	10	2002	3	5530	Y	N	3416 28TH AV W
003	232130	0160	4/15/02	\$860,000	2610	1150	10	1999	3	5000	Y	N	2208 29TH AV W
003	503630	0433	1/2/02	\$730,000	3520	0	10	2001	3	5115	Y	N	3408 27TH AV W
005	136430	0283	10/10/02	\$435,000	525	0	5	1930	2	10219	Y	N	3253 PERKINS LN W
005	327130	0956	10/27/03	\$402,350	780	250	7	1943	4	4350	N	N	4109 W BERTONA ST
005	137080	3650	4/9/03	\$320,000	800	280	7	1944	3	5097	N	N	2137 34TH AV W
005	137080	3635	4/15/03	\$369,000	800	400	7	1944	3	5097	Y	N	2134 MONTVALE PL W
005	137080	4485	10/22/02	\$316,000	810	0	7	1944	3	4233	N	N	2127 33RD AV W
005	503930	0300	12/13/02	\$274,000	840	240	7	1944	4	5896	N	N	1903 CLISE PL W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	137080	3625	7/15/03	\$340,500	880	140	7	1942	3	5171	Y	N	2124 MONTVALE PL W
005	395690	0210	1/2/02	\$680,000	960	360	7	1926	5	11550	Y	Y	2637 PERKINS LN W
005	137080	4465	5/9/02	\$298,000	970	280	7	1944	3	4424	N	N	2115 33RD AV W
005	137080	3620	9/11/02	\$430,000	970	420	7	1942	3	4852	Y	N	2120 MONTVALE PL W
005	137680	0185	9/25/03	\$445,000	1130	1000	7	1940	4	8629	Y	N	2628 37TH AV W
005	354790	0305	9/26/02	\$350,000	1180	300	7	1937	4	7500	N	N	2715 W BLAINE ST
005	354790	0240	3/25/03	\$419,950	1200	240	7	1963	4	5000	Y	N	2700 W HAYES ST
005	503530	0629	10/16/02	\$519,000	1350	820	7	1948	4	6172	N	N	3525 43RD AV W
005	202120	0115	7/2/03	\$380,210	1450	0	7	1937	3	5000	Y	N	1810 30TH AV W
005	136430	0273	3/20/03	\$577,000	1470	0	7	1955	3	8647	Y	N	4731 W BERTONA ST
005	202120	0058	10/1/03	\$399,000	1520	490	7	1940	5	5200	N	N	3015 W HOWE ST
005	222503	9084	8/9/02	\$320,000	1550	0	7	1943	3	6050	N	N	2833 36TH AV W
005	327130	0695	6/19/02	\$510,000	830	250	8	1938	5	5800	Y	N	3245 42ND AV W
005	503530	0908	6/12/03	\$385,000	960	960	8	1941	4	7695	N	N	4715 W ROBERTS WY
005	137080	4280	10/28/02	\$504,950	1010	220	8	1940	3	6022	N	N	1922 34TH AV W
005	503730	0140	7/25/02	\$340,000	1030	240	8	1945	3	6954	N	N	1556 THORNDYKE AV W
005	503730	0140	9/24/02	\$375,000	1030	240	8	1945	3	6954	N	N	1556 THORNDYKE AV W
005	327130	0685	10/1/03	\$479,000	1030	230	8	1951	4	3036	N	N	3249 42ND AV W
005	503530	0885	4/9/02	\$410,000	1040	290	8	1950	4	3750	N	N	4703 W EMERSON ST
005	232130	0456	10/2/02	\$450,100	1070	280	8	1929	5	3520	N	N	1919 CONDON WY W
005	137080	2720	1/24/03	\$510,000	1070	440	8	1939	4	4102	N	N	2101 MONTVALE CT W
005	137080	3575	4/24/03	\$519,000	1160	0	8	1941	3	5394	Y	N	1927 34TH AV W
005	137080	2735	4/17/03	\$359,000	1160	420	8	1939	3	5000	N	N	2121 MONTVALE CT W
005	202120	0055	9/23/03	\$390,000	1170	640	8	1948	4	4800	N	N	3021 W HOWE ST
005	202120	0772	7/30/02	\$404,000	1180	540	8	1950	4	4100	Y	N	1460 MAGNOLIA BL W
005	137680	0065	3/15/02	\$454,500	1180	1180	8	1965	3	4378	Y	N	2638 38TH AV W
005	323860	0020	12/5/02	\$560,000	1180	1030	8	2001	3	5007	Y	N	3715 W BARRETT ST
005	137080	2915	5/3/02	\$440,000	1220	290	8	1942	4	6940	Y	N	2107 35TH AV W
005	327130	0770	9/8/03	\$402,000	1220	920	8	1940	3	5800	N	N	3211 42ND AV W
005	137080	3540	3/24/03	\$477,000	1250	360	8	1940	3	5512	Y	N	1952 35TH AV W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	503930	0205	7/29/03	\$390,000	1270	240	8	1948	4	7087	N	N	1948 CLISE PL W
005	106800	0575	6/6/02	\$470,000	1280	500	8	1950	4	6960	Y	N	2545 37TH AV W
005	137080	2875	9/25/03	\$489,950	1280	200	8	1941	3	5183	Y	N	1941 35TH AV W
005	327180	0840	10/31/03	\$599,000	1280	250	8	1952	5	5800	Y	N	3022 43RD AV W
005	020750	0012	4/3/02	\$377,900	1300	660	8	1960	4	5390	N	N	2121 31ST AV W
005	503930	0170	8/22/03	\$410,000	1300	250	8	1947	4	6750	N	N	1908 CLISE PL W
005	137680	0166	2/7/03	\$439,000	1300	300	8	1953	3	4592	N	N	2656 BISHOP PL W
005	137680	0080	8/6/02	\$535,000	1310	660	8	1951	3	5067	Y	N	2620 38TH AV W
005	137080	3010	3/26/03	\$620,000	1310	550	8	1941	4	5500	N	N	1921 EDGEMONT PL W
005	137080	3500	5/22/02	\$575,000	1320	1000	8	1940	3	5242	Y	N	1918 35TH AV W
005	327130	0355	6/16/03	\$455,000	1340	600	8	1952	5	5800	N	N	3226 44TH AV W
005	137080	0300	8/18/03	\$560,000	1349	1000	8	1942	3	4668	Y	N	2200 W VIEWMONT WY W
005	354790	0036	4/27/03	\$450,000	1350	400	8	1961	4	4800	N	N	2709 W HOWE ST
005	137080	4440	6/9/03	\$370,000	1350	310	8	1960	3	4950	N	N	2126 33RD AV W
005	327130	0030	3/11/03	\$909,000	1360	450	8	1940	4	6510	Y	N	3216 MAGNOLIA BL W
005	136430	0282	5/29/02	\$440,000	1360	1160	8	1950	3	9083	Y	N	3247 PERKINS LN W
005	395690	0095	8/7/02	\$637,500	1370	760	8	1937	4	5610	Y	N	2615 MAGNOLIA LN W
005	503930	0110	3/18/02	\$420,000	1390	380	8	1953	4	4826	N	N	1958 31ST AV W
005	137080	2850	10/6/03	\$575,000	1470	570	8	1940	5	5554	Y	N	1919 35TH AV W
005	327180	0930	9/11/02	\$570,000	1490	1490	8	1941	5	6103	Y	N	4208 W BARRETT ST
005	106800	0025	4/7/03	\$499,000	1520	0	8	1940	3	9551	Y	N	2800 39TH AV W
005	327130	0155	7/16/03	\$580,000	1520	460	8	1949	4	5800	N	N	3241 44TH AV W
005	327130	1140	9/16/03	\$650,000	1570	1060	8	1941	5	8700	N	N	3236 VIEWMONT WY W
005	202120	0755	10/9/02	\$525,000	1600	800	8	1963	4	5000	Y	N	2916 W EATON ST
005	202120	0760	3/10/03	\$710,000	1610	760	8	1937	5	5000	Y	N	1556 30TH AV W
005	395690	0105	9/25/02	\$1,050,000	1620	790	8	1937	3	6630	Y	N	2621 MAGNOLIA LN W
005	503530	0640	2/15/02	\$420,000	1710	320	8	1938	3	6913	N	N	3517 43RD AV W
005	137080	0405	9/25/02	\$525,000	1760	0	8	1930	5	4810	Y	N	2317 EASTMONT WY W
005	327130	0970	9/4/03	\$495,000	1790	130	8	1950	4	5800	N	N	3253 VIEWMONT WY W
005	202120	1011	7/18/02	\$472,000	1820	1110	8	1933	3	4950	Y	N	1408 MAGNOLIA BL W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	202120	0270	10/15/03	\$450,000	1900	0	8	1927	2	5000	Y	N	1702 29TH AV W
005	137080	2295	9/11/03	\$670,000	1900	250	8	1948	4	4725	Y	N	2467 MONTAVISTA PL W
005	503730	0135	12/4/02	\$550,000	1930	710	8	1924	5	6987	N	N	1557 THORNDYKE AV W
005	503980	0100	3/12/02	\$489,950	2000	0	8	1972	3	7787	N	N	1525 MAGNOLIA BL W
005	327130	0910	6/12/03	\$790,000	2070	0	8	2002	3	8700	N	N	3242 42ND AV W
005	327130	0570	10/10/02	\$562,500	2110	1000	8	1946	5	5510	Y	N	3208 43RD AV W
005	327130	0780	5/24/02	\$600,000	2280	600	8	1925	5	4350	Y	N	3205 42ND AV W
005	202120	0260	7/31/03	\$925,000	2520	700	8	2003	3	5000	Y	N	2810 W HAYES ST
005	202120	0085	6/18/03	\$875,000	2530	760	8	1942	5	10000	N	N	1801 30TH AV W
005	136430	0294	9/9/03	\$850,000	2680	0	8	1968	4	21339	Y	Y	3225 PERKINS LN W
005	106800	0005	4/30/03	\$699,900	1210	320	9	1936	3	9732	Y	N	2824 39TH AV W
005	137080	2950	4/11/02	\$570,000	1220	420	9	1948	3	6000	Y	N	1914 EDGEMONT PL W
005	327130	0725	3/27/02	\$520,000	1250	1190	9	1995	3	5800	N	N	3233 42ND AV W
005	137680	0160	6/30/03	\$395,000	1270	500	9	1953	3	4977	N	N	2668 BISHOP PL W
005	136780	0045	10/9/03	\$625,000	1280	630	9	1954	3	10297	Y	N	4551 W RAYE ST
005	503530	0650	5/23/02	\$793,000	1300	500	9	1950	3	6000	N	N	3439 MAGNOLIA BL W
005	137080	3405	4/1/03	\$590,000	1310	300	9	1958	4	4606	Y	N	1800 36TH AV W
005	137080	2985	9/4/03	\$585,000	1340	460	9	1941	3	6164	Y	N	1946 EDGEMONT PL W
005	503430	0065	2/15/02	\$430,000	1400	380	9	1953	4	6554	Y	N	2688 BISHOP PL W
005	503430	0075	4/24/03	\$490,000	1400	600	9	1954	3	7264	Y	N	2680 BISHOP PL W
005	137080	2980	3/4/03	\$565,000	1400	440	9	1940	3	6240	Y	N	1940 EDGEMONT PL W
005	137080	2080	5/21/02	\$575,000	1420	600	9	1941	4	4106	Y	N	2504 CRESTMONT PL W
005	106800	0395	1/23/03	\$482,500	1460	600	9	1948	3	8970	N	N	2577 39TH AV W
005	503430	0071	1/22/02	\$405,000	1480	240	9	1954	3	6741	Y	N	2684 BISHOP PL W
005	137080	2380	7/15/03	\$710,000	1500	860	9	1930	5	4622	Y	N	2460 MONTAVISTA PL W
005	137080	3335	1/29/02	\$675,000	1540	330	9	1940	5	5634	Y	N	3420 W BLAINE ST
005	503930	0105	10/18/02	\$475,000	1600	600	9	1951	4	5823	N	N	1950 31ST AV W
005	137080	2795	11/7/02	\$421,000	1650	410	9	1938	4	4916	N	N	2252 VIEWMONT WY W
005	503730	0055	6/25/02	\$660,000	1670	0	9	1926	4	5750	Y	N	1518 28TH AV W
005	106800	0420	1/31/02	\$525,000	1670	600	9	1947	3	7801	N	N	2623 39TH AV W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	137080	2310	5/6/02	\$730,000	1680	700	9	1928	5	3785	Y	N	2504 MONTAVISTA PL W
005	187750	0040	7/7/03	\$750,000	1710	960	9	1948	3	8548	Y	N	3005 39TH AV W
005	202120	0495	11/25/02	\$492,000	1760	980	9	1955	4	5000	N	N	1614 31ST AV W
005	137380	0095	7/8/02	\$825,000	1780	0	9	1937	3	6900	Y	N	2819 43RD AV W
005	503730	0125	1/8/02	\$450,000	1820	240	9	1931	4	5750	Y	N	1547 THORNDYKE AV W
005	137080	0725	6/28/02	\$879,000	1820	820	9	1922	5	5142	Y	N	2346 W VIEWMONT WY W
005	137080	2920	4/16/03	\$600,000	1830	360	9	1948	4	6008	N	N	3516 W HOWE ST
005	354790	0160	3/14/03	\$560,000	1840	890	9	1930	4	4000	Y	N	1814 27TH AV W
005	137080	3395	7/11/02	\$830,000	1850	1850	9	1951	5	6600	Y	N	3494 W BLAINE ST
005	354790	0570	7/29/03	\$760,000	1860	0	9	1930	5	5000	Y	N	1804 MAGNOLIA WY W
005	106800	0020	6/18/03	\$759,000	1870	160	9	1940	4	9534	Y	N	2808 39TH AV W
005	395690	0500	3/26/03	\$680,000	1880	300	9	1939	3	5800	Y	N	3255 MAGNOLIA BL W
005	202120	0095	2/14/03	\$511,000	1930	0	9	1927	5	5000	N	N	3012 W BLAINE ST
005	137080	3145	1/24/03	\$650,000	1960	0	9	1967	3	6646	N	N	1819 36TH AV W
005	137080	1615	6/18/02	\$601,569	1960	200	9	1936	2	5350	Y	N	2569 W VIEWMONT WY W
005	137080	1930	4/5/02	\$650,000	2000	240	9	1938	3	5350	Y	N	2511 CRESTMONT PL W
005	137080	2605	6/10/03	\$600,000	2010	600	9	1936	4	4964	Y	N	2253 VIEWMONT WY W
005	202120	0625	9/23/02	\$614,000	2040	550	9	1931	4	4081	Y	N	1615 28TH AV W
005	137080	1425	7/10/02	\$710,000	2140	280	9	1938	4	4203	Y	N	2533 CRANE DR W
005	327130	0865	5/29/02	\$752,000	2180	1010	9	1941	4	8700	Y	N	3216 42ND AV W
005	202120	1010	10/7/02	\$759,000	2220	90	9	1936	4	4400	Y	N	2901 W EATON ST
005	503980	0135	7/24/02	\$950,000	2250	1540	9	1951	4	10094	Y	N	1575 MAGNOLIA BL W
005	137080	1650	5/10/02	\$925,000	2260	0	9	1931	5	5000	Y	N	2416 ROSEMONT PL W
005	137080	0030	4/4/02	\$775,000	2290	490	9	1937	4	5850	N	N	2017 36TH AV W
005	137380	0075	1/30/02	\$720,000	2290	0	9	1967	4	7267	Y	N	2834 44TH AV W
005	137080	3000	10/16/03	\$662,500	2300	680	9	1930	5	5979	N	N	1962 EDGEWATER PL W
005	202120	0511	11/13/02	\$742,000	2380	350	9	1937	5	8960	N	N	1611 30TH AV W
005	503730	0295	10/29/03	\$995,000	2430	770	9	1999	3	8150	Y	N	1518 MAGNOLIA WY W
005	137080	1600	10/25/02	\$710,000	2780	420	9	1922	4	6562	Y	N	2557 W VIEWMONT WY W
005	202120	0800	3/12/03	\$1,070,000	2830	500	9	1921	4	10000	Y	N	3000 W EATON ST

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	503980	0115	4/18/02	\$550,000	2840	1200	9	1963	3	8990	N	N	1541 MAGNOLIA BL W
005	137080	3201	7/18/03	\$999,000	2950	0	9	2001	3	4987	Y	N	3447 W BLAINE ST
005	503530	1075	10/3/03	\$825,000	3010	0	9	1943	4	15831	Y	N	3415 PERKINS LN W
005	106800	0485	10/18/03	\$1,000,000	1560	520	10	1940	4	9706	Y	N	2614 39TH AV W
005	137080	0035	8/5/03	\$744,950	1570	0	10	1930	4	8775	N	N	2021 36TH AV W
005	327180	0612	6/17/02	\$747,800	1620	1100	10	1978	3	5520	Y	N	3012 MAGNOLIA BL W
005	137080	0285	4/25/02	\$800,000	1780	0	10	1924	4	5350	Y	N	2220 W VIEWMONT WY W
005	106900	0035	5/2/02	\$500,000	1800	740	10	1948	3	8609	N	N	2833 VIEWMONT WY W
005	187750	0025	4/11/02	\$630,000	1810	1810	10	2003	3	8553	N	N	3920 W BARRETT ST
005	137080	0062	2/5/02	\$800,000	1850	0	10	1971	4	6628	Y	N	2216 VIEWMONT WY W
005	137080	1485	4/2/03	\$1,129,000	1910	520	10	1937	4	5350	Y	N	2529 42ND AV W
005	137680	0096	7/19/02	\$485,000	1940	420	10	1982	3	4551	Y	N	2610 38TH AV W
005	327180	0725	7/19/02	\$575,000	2000	1120	10	1963	4	6960	Y	N	3026 44TH AV W
005	137680	0130	9/23/03	\$749,000	2020	310	10	1999	3	6090	Y	N	2635 37TH AV W
005	106800	0235	5/22/02	\$950,000	2020	310	10	1935	4	8051	Y	N	2585 CRESTMONT PL W
005	137080	1665	10/14/03	\$715,000	2040	0	10	1930	4	6700	Y	N	2500 W VIEWMONT WY W
005	137080	1675	9/20/02	\$879,000	2040	400	10	1929	4	6500	Y	N	2508 W VIEWMONT WY W
005	137080	1740	3/18/02	\$735,000	2060	250	10	1938	3	4110	Y	N	2527 WESTMONT WY W
005	137380	0070	8/28/02	\$840,000	2110	0	10	1935	5	7537	Y	N	2838 44TH AV W
005	137380	0330	3/19/02	\$850,000	2190	370	10	1951	5	11191	Y	N	2610 43RD AV W
005	327180	0400	10/17/03	\$735,000	2190	500	10	1960	4	6960	Y	N	4319 W DRAVUS ST
005	106800	0240	4/17/03	\$930,000	2260	240	10	1937	3	8294	Y	N	2589 CRESTMONT PL W
005	137380	0020	6/19/02	\$1,200,000	2370	2300	10	1952	4	13611	Y	N	2800 MAGNOLIA BL W
005	202120	1012	2/13/03	\$875,000	2400	1170	10	2002	3	3750	N	N	2907 W EATON ST
005	137380	0135	6/24/02	\$1,100,000	2430	1570	10	1939	4	10925	Y	N	2855 43RD AV W
005	106800	0165	10/8/02	\$870,000	2440	310	10	1941	5	7500	N	N	2636 VIEWMONT WY W
005	137080	0585	9/6/02	\$778,500	2480	0	10	1986	3	5350	Y	N	2317 ROSEMONT PL W
005	137080	3410	3/12/03	\$710,000	2630	290	10	1990	3	4606	Y	N	1808 36TH AV W
005	354790	0255	10/29/02	\$899,000	2660	0	10	1965	5	5000	Y	N	2714 W HAYES ST
005	137080	0510	5/4/03	\$1,417,000	2680	500	10	1998	3	5259	Y	N	2312 EYRES PL W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	137080	3165	9/23/03	\$1,500,000	2720	300	10	1925	5	7632	Y	N	1676 MAGNOLIA BL W
005	137080	1765	3/4/02	\$1,275,000	2750	600	10	1948	4	4380	Y	N	2314 ROSEMONT PL W
005	202120	1070	4/29/02	\$955,000	2900	200	10	1923	5	8620	Y	N	1503 28TH AV W
005	222503	9002	1/16/03	\$1,070,000	2920	0	10	1949	5	22507	Y	N	3703 W BARRETT ST
005	232503	9056	9/12/03	\$1,025,000	3090	0	10	1984	3	6780	Y	N	1700 MAGNOLIA WY W
005	137080	1710	9/24/02	\$1,160,000	3090	1000	10	1987	4	5279	Y	N	2503 WESTMONT WY W
005	137080	3100	5/14/03	\$750,000	3160	650	10	1990	3	9266	N	N	1904 36TH AV W
005	137080	0875	3/26/02	\$1,310,000	3330	480	10	1959	4	10340	Y	N	2300 MAGNOLIA BL W
005	202120	1000	1/23/02	\$830,000	2060	1620	11	1967	3	5854	Y	N	1414 MAGNOLIA BL W
005	323860	0030	5/31/03	\$1,075,000	2340	1250	11	1991	3	5208	Y	N	3709 W FULTON ST
005	555330	0405	7/28/03	\$1,050,000	2490	0	11	1996	3	7204	Y	N	2619 W GALER ST
005	137080	1390	4/30/02	\$1,195,000	2500	1280	11	1928	5	5136	Y	N	4256 W GLENMONT LN
005	137080	0320	5/27/03	\$1,185,000	2720	1250	11	1998	3	5350	Y	N	2221 W VIEWMONT WY W
005	136730	0060	7/26/02	\$1,650,000	2730	930	11	1955	3	34005	Y	N	2845 MAGNOLIA BL W
005	106800	0385	10/17/03	\$950,000	3100	0	11	1994	3	8000	N	N	2567 39TH AV W
005	222503	9124	9/26/03	\$1,350,000	3110	1510	11	1993	3	8634	Y	N	3727 W BARRETT ST
005	137380	0030	3/19/03	\$1,800,000	3270	860	11	1940	4	14800	Y	N	2690 MAGNOLIA BL W
005	503980	0140	9/22/03	\$1,850,000	3610	1570	11	1991	3	10047	Y	N	1616 34TH CT W
005	137080	0980	8/22/02	\$1,700,000	3690	1420	11	1995	3	10670	Y	N	2392 MAGNOLIA BL W
005	106800	0095	1/10/03	\$1,225,000	3610	0	12	2001	3	7037	N	N	2834 VIEWMONT WY W
005	327180	0295	12/1/02	\$1,400,000	4700	920	12	1999	3	5800	Y	N	3046 43RD AV W
007	286460	0426	3/26/02	\$250,000	570	0	5	1933	4	3075	N	N	3214 ARAPAHOE PL W
007	812770	0175	6/25/02	\$246,000	600	0	5	1926	3	5880	N	N	2565 29TH AV W
007	812770	0670	9/23/03	\$275,000	750	0	5	1925	3	7875	N	N	2448 31ST AV W
007	682210	0145	1/8/03	\$220,000	920	340	5	1908	3	6000	N	N	3229 34TH AV W
007	682110	1335	1/8/02	\$244,000	1300	0	5	1907	3	6000	N	N	3632 35TH AV W
007	423540	1035	12/16/02	\$284,000	720	360	6	1943	4	4800	N	N	4315 32ND AV W
007	682110	0080	5/7/02	\$212,000	770	0	6	1944	4	6000	N	N	4016 33RD AV W
007	682110	0170	10/30/02	\$328,000	770	230	6	1944	4	6000	N	N	4011 33RD AV W
007	682110	0685	2/27/03	\$249,000	780	160	6	1926	4	4200	N	N	3806 35TH AV W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	423540	0925	10/11/02	\$325,000	780	0	6	1923	4	4800	N	N	4250 33RD AV W
007	682110	2055	10/24/03	\$304,000	810	360	6	1942	3	5640	N	N	3207 31ST AV W
007	423540	0775	8/14/03	\$292,000	820	0	6	1999	3	4800	N	N	4220 34TH AV W
007	058200	0735	4/15/03	\$255,000	820	0	6	1943	3	6000	N	N	3410 32ND AV W
007	058200	0655	8/22/02	\$305,000	830	100	6	1945	4	6000	N	N	3517 31ST AV W
007	691770	0830	9/8/03	\$322,000	840	180	6	1942	5	4500	N	N	3812 30TH AV W
007	286460	0420	4/18/02	\$295,000	840	0	6	1942	4	3733	N	N	3210 ARAPAHOE PL W
007	682110	1126	8/12/02	\$242,000	860	0	6	1944	3	4400	N	N	3309 W EMERSON ST
007	087100	0050	7/18/03	\$276,500	880	0	6	1943	4	4592	N	N	3643 36TH AV W
007	691770	0160	7/3/03	\$318,000	910	0	6	1947	4	6120	N	N	4052 31ST AV W
007	691770	0785	12/18/02	\$260,000	930	220	6	1942	5	4500	N	N	3848 30TH AV W
007	691770	1125	3/18/03	\$294,500	940	0	6	1944	4	6000	N	N	3818 32ND AV W
007	682110	1275	1/28/03	\$291,000	980	480	6	1904	5	6000	N	N	3629 34TH AV W
007	087100	0104	9/2/03	\$282,000	1030	0	6	1943	4	4592	N	N	3625 36TH AV W
007	087100	0075	9/9/03	\$271,500	1080	0	6	1943	4	4592	N	N	3635 36TH AV W
007	682110	2305	4/1/03	\$405,000	1080	820	6	1945	3	6380	Y	N	3029 30TH AV W
007	058200	0565	3/22/02	\$381,500	1410	0	6	2000	3	6000	Y	N	3507 29TH AV W
007	682110	1345	2/14/02	\$351,000	1420	260	6	1909	4	6000	N	N	3642 35TH AV W
007	682110	1345	10/18/02	\$416,000	1420	260	6	1909	4	6000	N	N	3642 35TH AV W
007	682110	1070	6/5/02	\$273,000	630	300	7	1943	4	6000	N	N	3608 33RD AV W
007	682160	0395	6/12/02	\$410,000	690	630	7	1926	3	6000	Y	N	3035 29TH AV W
007	423540	1050	9/22/03	\$329,950	720	400	7	1943	4	4800	N	N	4323 32ND AV W
007	286460	0326	1/22/02	\$245,000	720	0	7	1942	4	4100	N	N	3208 40TH AV W
007	691770	0180	9/9/03	\$289,000	740	400	7	1944	4	4800	N	N	4038 31ST AV W
007	058200	0060	9/4/03	\$272,000	770	0	7	1942	3	6000	N	N	3702 29TH AV W
007	682210	0075	1/7/02	\$279,950	780	350	7	1944	4	6000	N	N	3212 36TH AV W
007	682210	0095	9/6/02	\$350,000	780	0	7	1944	5	6000	N	N	3232 36TH AV W
007	682210	0095	9/2/03	\$361,900	780	0	7	1944	5	6000	N	N	3232 36TH AV W
007	504230	0070	12/30/02	\$300,000	780	380	7	1949	3	4260	N	N	3022 W RAYE ST
007	682110	1855	3/12/03	\$313,000	780	0	7	1944	4	6000	N	N	3517 32ND AV W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	691770	1081	4/8/02	\$260,000	790	360	7	1950	4	4148	N	N	3121 W THURMAN ST
007	423540	0820	1/3/03	\$315,000	790	300	7	1944	4	5520	N	N	4211 33RD AV W
007	682110	2125	3/6/02	\$309,000	790	120	7	1944	4	4800	N	N	3232 32ND AV W
007	682110	1666	9/3/02	\$267,000	800	0	7	1943	3	5200	N	N	3420 W BERTONA ST
007	087100	1401	5/20/03	\$325,000	800	0	7	1948	4	5102	N	N	3446 40TH AV W
007	087100	1400	7/26/02	\$395,000	810	230	7	1947	4	5102	N	N	3447 39TH AV W
007	137780	0045	6/6/03	\$306,000	830	0	7	1943	3	7000	N	N	2842 36TH AV W
007	058200	0435	4/14/03	\$280,000	840	0	7	1942	4	6000	N	N	3614 29TH AV W
007	682110	1270	5/9/03	\$296,300	840	200	7	1946	4	6000	N	N	3633 34TH AV W
007	058200	0345	12/9/02	\$346,000	840	0	7	1942	4	6000	N	N	3607 29TH AV W
007	682210	0775	3/4/02	\$320,000	850	120	7	1942	4	6000	N	N	3040 35TH AV W
007	087100	1185	10/14/02	\$311,000	850	0	7	1939	4	6122	Y	N	3411 38TH AV W
007	701070	0600	7/30/03	\$261,000	860	0	7	1950	3	6400	N	N	4331 31ST AV W
007	701070	0360	8/27/03	\$261,000	860	0	7	1951	3	4000	Y	N	3111 W MANSELL ST
007	691770	1080	9/19/02	\$317,000	860	430	7	1950	4	3172	N	N	3117 W THURMAN ST
007	058200	0180	2/13/02	\$321,000	860	0	7	1950	4	6000	N	N	3711 31ST AV W
007	152503	9030	4/15/02	\$440,000	860	490	7	1940	5	6100	N	N	4009 W BERTONA ST
007	894110	0140	6/18/03	\$394,500	860	300	7	1945	4	5816	Y	N	3631 38TH AV W
007	423540	0970	9/13/02	\$325,000	890	600	7	1942	4	4800	N	N	4212 33RD AV W
007	691770	0166	10/10/03	\$346,000	900	240	7	1950	3	4342	N	N	4045 30TH AV W
007	682210	0305	4/17/03	\$325,000	900	820	7	1943	3	5280	N	N	3218 34TH AV W
007	682110	2310	11/5/03	\$425,000	900	900	7	1945	4	6148	Y	N	3023 30TH AV W
007	682110	0720	4/5/02	\$257,500	910	0	7	1944	4	6000	N	N	3838 35TH AV W
007	682110	1165	11/26/02	\$294,580	910	0	7	1944	4	6000	N	N	3617 33RD AV W
007	894110	0180	1/22/02	\$320,000	910	220	7	1947	4	5816	N	N	3612 39TH AV W
007	137730	0195	2/15/02	\$310,000	920	0	7	1941	4	6240	N	N	2622 35TH AV W
007	503530	0090	3/18/03	\$369,950	930	0	7	1939	4	6000	N	N	3644 41ST AV W
007	682210	0615	7/10/02	\$297,000	930	500	7	1946	3	6840	N	N	3002 34TH AV W
007	423540	0991	5/28/02	\$319,000	940	420	7	1944	4	4800	N	N	4203 32ND AV W
007	137080	3815	3/25/02	\$313,000	940	370	7	1942	3	5000	N	N	2437 35TH AV W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	137780	0220	8/1/03	\$290,000	940	0	7	1942	4	6784	N	N	2850 35TH AV W
007	058200	0195	10/7/02	\$438,500	940	740	7	1941	4	6000	N	N	3720 32ND AV W
007	152503	9021	3/27/03	\$305,000	950	0	7	1942	4	6100	N	N	3921 W BERTONA ST
007	137080	4194	10/14/03	\$399,850	960	900	7	1947	4	5423	N	N	2524 36TH AV W
007	682110	0695	3/20/03	\$299,000	970	0	7	1942	4	6000	N	N	3814 35TH AV W
007	691770	0675	4/21/03	\$373,900	970	120	7	1943	4	8580	N	N	3820 29TH AV W
007	682110	1560	5/9/02	\$292,000	970	0	7	1943	5	5760	N	N	3420 36TH AV W
007	137730	0215	7/17/03	\$346,000	980	0	7	1941	4	6240	N	N	2638 35TH AV W
007	691770	0735	7/3/02	\$313,350	990	930	7	1941	4	5000	N	N	3833 29TH AV W
007	682110	0975	4/19/02	\$285,000	1000	350	7	1947	4	6000	N	N	3844 33RD AV W
007	137080	4174	6/12/02	\$385,000	1000	0	7	1947	4	4956	N	N	2512 36TH AV W
007	691770	0205	2/18/03	\$365,000	1010	0	7	1955	4	4800	N	N	4018 31ST AV W
007	682210	0325	8/15/03	\$315,000	1010	480	7	1942	3	6000	N	N	3236 34TH AV W
007	682210	0135	8/22/02	\$302,000	1020	0	7	1969	4	6000	N	N	3241 34TH AV W
007	894110	0195	7/7/03	\$375,000	1020	280	7	1947	4	5816	N	N	3630 39TH AV W
007	682160	0080	4/1/03	\$373,000	1020	170	7	1939	3	6000	Y	N	3207 29TH AV W
007	691770	0980	10/2/02	\$339,000	1030	350	7	1941	4	6000	N	N	3816 31ST AV W
007	691770	0135	6/27/03	\$382,000	1030	320	7	1949	4	4800	N	N	4015 31ST AV W
007	691770	0770	10/21/02	\$357,000	1040	600	7	1947	4	5000	N	N	3803 29TH AV W
007	682110	0535	9/10/02	\$295,250	1050	400	7	1944	3	6000	N	N	3821 35TH AV W
007	682310	0240	8/26/03	\$317,000	1050	0	7	1949	4	6000	N	N	2617 32ND AV W
007	812770	0810	1/17/03	\$282,000	1070	210	7	1926	4	5800	N	N	2409 28TH AV W
007	812770	0810	1/17/03	\$389,000	1070	210	7	1926	4	5800	N	N	2409 28TH AV W
007	137780	0100	6/26/03	\$340,000	1080	0	7	1942	4	6912	N	N	2823 35TH AV W
007	682110	0585	5/7/03	\$350,000	1090	600	7	1976	4	6000	N	N	3826 36TH AV W
007	087100	1325	12/17/02	\$398,000	1090	100	7	1951	4	5102	N	N	3420 40TH AV W
007	682210	0281	8/25/03	\$345,500	1100	0	7	1952	3	4130	N	N	3308 W DRAVUS ST
007	142503	9028	3/30/02	\$370,000	1100	340	7	1946	4	6656	N	N	3049 31ST AV W
007	137080	3790	6/21/02	\$321,000	1110	360	7	1941	4	5000	N	N	2413 35TH AV W
007	682310	0250	6/19/02	\$349,000	1110	690	7	1949	4	6000	N	N	2633 32ND AV W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	232503	9059	4/21/03	\$427,500	1110	0	7	1941	4	7020	Y	N	2850 30TH AV W
007	682110	0330	10/24/02	\$294,000	1130	200	7	1944	4	6000	N	N	4012 35TH AV W
007	222503	9067	10/14/02	\$299,000	1130	0	7	1941	3	6400	N	N	2649 34TH AV W
007	503830	0085	7/10/02	\$411,000	1140	380	7	1939	4	6350	N	N	2811 30TH AV W
007	106800	0645	12/9/02	\$405,000	1150	660	7	1940	5	8134	N	N	2549 36TH AV W
007	142503	9036	1/10/02	\$355,000	1150	700	7	1946	4	7020	N	N	3117 W DRAVUS ST
007	423540	1055	7/1/02	\$285,000	1159	0	7	1948	3	4800	N	N	4329 32ND AV W
007	152503	9038	11/13/02	\$312,500	1160	0	7	1964	4	3416	N	N	3316 39TH AV W
007	682110	2080	2/19/02	\$259,000	1160	0	7	1942	3	6480	N	N	3208 32ND AV W
007	682110	1975	5/22/03	\$359,000	1160	150	7	1946	3	6000	N	N	3454 33RD AV W
007	504230	0220	7/11/03	\$430,000	1160	0	7	1937	4	5500	Y	N	2612 29TH AV W
007	812770	0195	11/19/02	\$458,000	1160	400	7	1938	3	8400	Y	N	2541 29TH AV W
007	504230	0185	5/27/03	\$475,625	1160	820	7	1938	4	6600	Y	N	2631 29TH AV W
007	106800	0640	5/24/02	\$399,000	1170	240	7	1940	4	7684	N	N	2545 36TH AV W
007	058200	0190	9/2/03	\$383,150	1170	540	7	1952	4	5760	N	N	3703 31ST AV W
007	286460	0070	1/10/03	\$435,000	1170	630	7	1954	3	5304	Y	N	3214 37TH AV W
007	682110	0200	4/11/02	\$305,500	1180	500	7	1908	5	6000	N	N	4018 34TH AV W
007	691770	1135	1/28/02	\$297,000	1190	0	7	1952	4	4800	N	N	3812 32ND AV W
007	682110	2347	6/5/02	\$339,950	1220	450	7	2002	3	1539	N	N	3016 A 31ST AV W
007	682110	2346	6/17/02	\$339,950	1220	450	7	2002	3	1596	N	N	3016 B 31ST AV W
007	682110	2348	5/31/02	\$339,950	1220	450	7	2002	3	1539	N	N	3020 A 31ST AV W
007	682110	2349	6/5/02	\$339,950	1220	450	7	2002	3	1596	N	N	3020 B 31ST AV W
007	682110	2358	5/15/02	\$359,950	1220	450	7	2002	3	3135	N	N	3030 31ST AV W
007	682110	0380	4/24/03	\$362,000	1230	600	7	1986	4	6000	N	N	3505 W ELMORE ST
007	682210	0825	3/14/02	\$299,950	1270	700	7	1911	5	6000	N	N	3017 35TH AV W
007	137730	0060	5/10/03	\$320,000	1290	0	7	1941	5	6240	N	N	2609 35TH AV W
007	682210	0375	10/14/02	\$405,000	1300	1300	7	1952	4	6000	N	N	3223 32ND AV W
007	682310	0005	4/1/02	\$295,000	1320	500	7	1958	4	6720	N	N	2848 34TH AV W
007	682310	0005	8/28/02	\$405,000	1320	500	7	1958	4	6720	N	N	2848 34TH AV W
007	058200	0125	5/20/03	\$390,000	1330	290	7	1955	4	6000	N	N	3008 W TILDEN ST

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	682110	1995	1/4/02	\$369,000	1330	290	7	1942	4	5760	N	N	3239 31ST AV W
007	137080	4230	4/26/02	\$510,000	1340	790	7	1940	5	6212	N	N	2542 36TH AV W
007	682210	0176	5/16/02	\$290,000	1340	0	7	1942	4	4260	N	N	3414 W DRAVUS ST
007	222503	9074	1/28/02	\$235,000	1360	0	7	1942	3	7168	N	N	2601 34TH AV W
007	682210	0020	6/16/03	\$277,000	1360	0	7	1943	4	6000	N	N	3239 35TH AV W
007	682110	0395	7/5/02	\$390,000	1420	500	7	1952	4	12600	N	N	4041 35TH AV W
007	682110	0395	8/25/03	\$391,000	1420	500	7	1952	4	12600	N	N	4041 35TH AV W
007	691770	0965	3/25/02	\$385,000	1470	1000	7	1940	4	6480	N	N	3826 31ST AV W
007	682210	0115	1/21/03	\$387,000	1470	0	7	1984	3	6000	N	N	3252 36TH AV W
007	286460	0025	10/24/02	\$389,000	1480	250	7	1946	4	6150	N	N	3213 36TH AV W
007	682160	0235	12/20/02	\$351,500	1520	0	7	1942	4	6000	N	N	3236 29TH AV W
007	691770	0645	10/24/03	\$390,000	1590	300	7	1943	4	6000	N	N	3844 29TH AV W
007	682310	0146	3/8/02	\$475,000	1680	0	7	1922	5	7200	N	N	2614 34TH AV W
007	682110	0870	9/19/03	\$402,400	1700	0	7	1968	4	6000	N	N	3855 32ND AV W
007	682160	0170	7/10/03	\$430,000	1720	520	7	1939	3	6000	N	N	3227 28TH AV W
007	682110	1520	12/18/02	\$350,000	1730	400	7	1910	5	6000	N	N	3419 35TH AV W
007	682110	1600	3/10/03	\$359,500	1770	700	7	1947	4	6000	N	N	3401 W RUFFNER ST
007	682210	0200	7/26/02	\$326,000	1830	0	7	1931	4	6000	N	N	3228 35TH AV W
007	812770	0800	3/14/03	\$396,000	1860	0	7	1927	4	5452	N	N	2419 28TH AV W
007	286460	0360	2/6/02	\$415,000	2110	0	7	1994	4	4612	N	N	3223 40TH AV W
007	894110	0085	10/7/03	\$510,000	2290	0	7	1945	5	5107	N	N	3711 W TILDEN ST
007	503530	0160	5/10/02	\$279,000	750	0	8	1941	4	4053	N	N	3607 41ST AV W
007	235180	0105	7/18/03	\$429,000	940	0	8	1947	4	6405	Y	N	3308 37TH AV W
007	058200	0635	4/14/03	\$325,000	960	170	8	1951	3	5880	Y	N	3512 31ST AV W
007	087100	1961	8/26/03	\$297,500	1020	380	8	1950	4	4592	N	N	3417 40TH AV W
007	119300	0595	7/16/02	\$395,000	1030	800	8	1927	5	6000	Y	N	2863 29TH AV W
007	087100	1835	7/19/02	\$409,000	1040	1040	8	1953	4	5018	N	N	3606 ARAPAHOE PL W
007	682110	0760	5/14/02	\$293,000	1050	0	8	1943	4	6000	N	N	3835 33RD AV W
007	813570	0030	10/2/03	\$419,000	1050	0	8	1949	3	6223	Y	N	2846 30TH AV W
007	128830	0005	5/27/03	\$425,000	1080	140	8	1949	4	5580	N	N	2638 32ND AV W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	682160	0375	2/15/02	\$395,000	1100	470	8	1941	4	6000	Y	N	2905 W DRAVUS ST
007	058200	0625	10/24/03	\$397,850	1100	330	8	1951	3	6240	Y	N	3520 31ST AV W
007	232503	9060	7/9/03	\$475,000	1120	0	8	1941	3	7020	Y	N	2854 30TH AV W
007	504080	0015	2/8/02	\$416,000	1130	240	8	1941	4	5922	N	N	3011 38TH AV W
007	137080	3860	10/27/03	\$438,000	1150	280	8	1941	4	5211	Y	N	2428 36TH AV W
007	503530	0395	2/12/03	\$458,000	1150	250	8	1939	5	5905	N	N	3415 42ND AV W
007	087100	1760	5/22/03	\$409,500	1160	0	8	1955	5	4602	N	N	3625 40TH AV W
007	503530	0045	3/25/02	\$467,900	1160	480	8	1940	5	7200	N	N	3606 41ST AV W
007	119300	0575	2/15/02	\$385,000	1180	550	8	1928	4	6000	N	N	2917 28TH AV W
007	813570	0025	6/16/03	\$388,500	1220	1200	8	1949	3	6223	Y	N	2840 30TH AV W
007	813570	0055	7/7/03	\$414,000	1220	430	8	1952	3	6223	N	N	2841 30TH AV W
007	736960	0010	1/22/02	\$379,500	1230	250	8	1941	5	6414	N	N	3410 VIEWMONT WY W
007	058200	0800	6/20/03	\$392,000	1230	0	8	1947	4	7200	N	N	3425 29TH AV W
007	682110	2195	7/25/03	\$449,000	1230	330	8	1951	3	9240	Y	N	3211 30TH AV W
007	058200	0280	4/23/03	\$375,000	1240	800	8	1941	4	7680	Y	N	3617 30TH AV W
007	813570	0045	7/25/02	\$399,000	1240	560	8	1949	3	6223	N	N	2831 30TH AV W
007	813570	0015	8/18/03	\$399,950	1240	290	8	1950	3	6223	Y	N	2830 30TH AV W
007	813570	0035	7/19/02	\$499,000	1240	560	8	1949	4	6223	N	N	2823 30TH AV W
007	813670	0030	5/12/03	\$469,900	1260	350	8	1950	3	6223	N	N	2820 31ST AV W
007	286460	0045	3/4/02	\$390,000	1270	750	8	1948	4	4612	N	N	3201 36TH AV W
007	503530	0165	8/2/02	\$375,000	1270	240	8	1940	4	4519	N	N	3610 VIEWMONT WY W
007	812770	0885	4/19/02	\$416,950	1280	360	8	1953	3	4698	N	N	2815 W SMITH ST
007	286460	0435	8/1/03	\$407,000	1300	450	8	1963	4	4612	N	N	3220 ARAPAHOE PL W
007	058200	0216	7/21/03	\$383,900	1310	200	8	1952	3	5160	N	N	3625 31ST AV W
007	682210	0410	2/18/03	\$330,000	1310	490	8	1954	3	6000	N	N	3208 33RD AV W
007	503530	0600	1/9/02	\$489,500	1320	430	8	1939	3	6160	N	N	3505 MAGNOLIA BL W
007	813670	0065	9/12/03	\$399,000	1330	0	8	1953	4	6174	N	N	2844 32ND AV W
007	503530	0590	4/1/02	\$459,500	1340	620	8	1938	3	5595	N	N	3605 MAGNOLIA BL W
007	503530	0385	4/3/02	\$426,000	1350	0	8	1939	4	6388	N	N	3425 42ND AV W
007	087100	1830	10/11/02	\$395,000	1360	330	8	1953	4	4951	N	N	4018 W RUFFNER ST

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	504130	0010	2/6/02	\$430,000	1380	480	8	1950	4	5670	Y	N	3050 37TH AV W
007	087100	1139	6/23/03	\$440,000	1420	750	8	1950	4	6122	Y	N	3423 38TH AV W
007	058200	0120	7/26/02	\$419,000	1450	1160	8	1955	4	6000	N	N	3004 W TILDEN ST
007	503830	0170	3/21/03	\$437,500	1450	260	8	1937	4	6150	Y	N	2806 29TH AV W
007	682110	2190	4/3/03	\$449,000	1450	360	8	1953	4	9240	Y	N	3217 30TH AV W
007	087100	0388	10/25/02	\$427,415	1490	0	8	1948	4	7551	Y	N	3402 37TH AV W
007	812770	0760	7/10/02	\$370,000	1490	250	8	1930	4	3825	N	N	2448 30TH AV W
007	812770	0760	10/20/03	\$399,900	1490	250	8	1930	4	3825	N	N	2448 30TH AV W
007	691770	0275	5/23/03	\$418,000	1530	920	8	1983	4	7920	Y	N	4003 30TH AV W
007	682160	0495	12/3/02	\$465,000	1600	0	8	1927	4	6000	Y	N	3048 30TH AV W
007	503830	0045	3/5/02	\$340,000	1610	370	8	1945	3	6200	N	N	2642 32ND AV W
007	666200	0025	7/8/03	\$651,000	1620	280	8	1991	4	8405	N	N	3315 40TH AV W
007	682210	0505	5/12/03	\$450,000	1670	1080	8	1987	3	6000	N	N	3011 32ND AV W
007	691770	0140	5/8/02	\$545,000	1680	500	8	1999	3	4800	Y	N	4009 31ST AV W
007	691770	0140	7/27/03	\$579,000	1680	500	8	1999	3	4800	Y	N	4009 31ST AV W
007	087100	1611	6/3/03	\$386,000	1700	0	8	1957	4	5846	N	N	3917 W EMERSON ST
007	232503	9092	4/21/03	\$560,000	1700	1200	8	1951	4	7366	N	N	2863 30TH AV W
007	058200	0321	9/17/03	\$576,000	1720	380	8	1960	3	5000	N	N	3016 W RUFFNER ST
007	894110	0110	4/21/03	\$495,000	1720	350	8	1992	3	6224	N	N	3606 38TH AV W
007	058200	0730	9/22/03	\$370,000	1730	0	8	1943	4	6000	N	N	3416 32ND AV W
007	691770	0605	4/3/03	\$485,000	1790	1290	8	1951	4	13440	N	N	3811 28TH AV W
007	503530	0765	5/12/03	\$492,000	1810	400	8	1939	3	5779	N	N	3607 43RD AV W
007	701070	0690	8/8/03	\$590,000	1930	390	8	1989	3	4000	Y	N	3118 W MANSELL ST
007	682160	0185	4/29/03	\$555,000	1940	220	8	2002	3	6000	N	N	3211 28TH AV W
007	682160	0360	4/16/02	\$522,000	2000	0	8	1928	4	6000	N	N	3044 29TH AV W
007	087100	1105	11/18/02	\$534,500	2100	1060	8	1933	4	7143	Y	N	3427 38TH AV W
007	503530	0575	3/21/03	\$549,000	2160	0	8	1937	4	4931	N	N	3619 MAGNOLIA BL W
007	503830	0015	6/25/02	\$415,000	2340	250	8	1952	3	6300	N	N	2806 32ND AV W
007	682110	0411	5/15/03	\$596,700	2930	1000	8	1990	4	6000	N	N	4023 35TH AV W
007	682110	0410	6/16/03	\$615,000	3170	800	8	1990	4	6000	N	N	4027 35TH AV W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	503530	0270	3/18/03	\$555,000	1200	390	9	1941	5	5603	N	N	3615 VIEWMONT WY W
007	701070	0576	7/3/03	\$428,800	1310	800	9	1970	3	5670	Y	N	4305 31ST AV W
007	504230	0245	10/15/03	\$534,000	1320	300	9	1939	4	5450	Y	N	2615 28TH AV W
007	119300	0510	7/2/03	\$539,000	1580	310	9	1951	5	6000	Y	N	2840 29TH AV W
007	682110	0345	9/4/03	\$528,000	1619	0	9	2001	3	6000	N	N	4028 35TH AV W
007	736960	0120	4/7/03	\$665,000	1680	790	9	1994	4	5160	N	N	3424 42ND AV W
007	503830	0180	11/19/02	\$353,000	1710	470	9	1936	3	5520	Y	N	2801 28TH AV W
007	504230	0190	10/29/02	\$650,000	1720	2000	9	1936	5	6550	Y	N	2635 29TH AV W
007	812770	0120	1/10/03	\$650,000	1750	0	9	1929	4	4640	Y	N	2526 29TH AV W
007	701070	0396	5/1/02	\$475,000	1780	0	9	2002	3	3000	N	N	3110 W ELMORE ST
007	682160	0315	5/26/03	\$565,000	1910	960	9	1928	4	4200	Y	N	2820 W BARRETT ST
007	119300	0505	4/30/03	\$615,000	1940	600	9	1931	5	6000	Y	N	2844 29TH AV W
007	087100	2005	3/2/03	\$649,950	2240	0	9	2003	3	4796	N	N	3411 40TH AV W
007	736960	0125	12/30/02	\$820,000	2350	150	9	1999	3	5083	N	N	3420 42ND AV W
007	812770	0325	12/18/02	\$590,000	2560	0	10	1997	3	6467	N	N	2525 30TH AV W
007	142503	9004	5/31/02	\$540,000	2600	0	10	1999	3	5407	N	N	3038 32ND AV W

Vacant Sales Used in this Annual Update Analysis
Area 11

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
3	277060	0600	4/24/2002	210000	5484	Y	N

There are an insufficient number of vacant sales to develop a land valuation model.



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

Scott Noble

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr